Karen Johnson Davidson County
Batch# 191404 DEEDWARR
02/04/2019 11:13:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190204-0010309

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Paula Ellen Joyner Clinard and Rebecca Ann Mongrain 907 Oxford Court Brentwood, TN 37027	New Owners	Map 7 Parcel 52

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

D E E D OF CORRECTION

This Deed of Correction made and entered into this 21st day of December, 2018 by and between Beverly Kirkpatrick and Belinda Sue Ryan, Parties of the First Part, and Paula Ellen Joyner Clinard and Rebecca Ann Mongrain, Parties of the Second Part.

WHEREAS, on September 23, 1996, by Warranty Deed recorded in Book 10198, page 432, Register's Office for Davidson County, Tennessee, the predecessor in interest to the Parties of the First Part herein conveyed certain property in Davidson County, Tennessee, to the predecessors in interest to Parties of the Second Part, and;

WHEREAS, said Warranty Deed was not correct because part of the property owned by the predecessor in interest to the Parties of the First Part was not described in said deed and was not conveyed to the predecessors in interest to Parties of the Second Part, due to clerical error, and

WHEREAS, the parties desire to correct the aforesaid Deed recorded on September 23, 1996 to properly convey the remaining tract to the Parties of the Second Part

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the Parties of the Second Part to the Parties of the First Part, the Parties of the First Part, Beverly Kirkpatrick and Belinda Sue Ryan, do hereby, grant, sell, transfer and convey unto Paula Ellen Joyner Clinard and Rebecca Ann Mongrain, Parties of the Second Part, the following described properties:

TRACT I

Beginning at a point on the northwesterly margin of Highway 41-E, about 3-1/2 miles North of Goodlettsville, at the northwest corner of the property conveyed to Amos B. Crawford and wife, by deed from J. D. Greer and wife, of record in Book 1786 page 516, Register's Office for Davidson County, Tennessee; thence along said Crawford's northwesterly line, North 25 degrees 12' East 304 feet to a point in the line of Mrs. Leona Greer's Homeplace Tract; thence with her line North 61 degrees 57' West 109.63 feet to twin cedars; thence South 52 degrees 55' West 289.97 feet to the Northeast margin of said Highway 4-1E; thence with the margin of same South 51 degrees 52' East 84.42 feet, South 52 degrees 47' East 100 feet, and South 53 degrees 20' East 65.58 feet to the beginning.

Being the same property conveyed to Paul Hennis and wife, Dorothy J. Hennis by Warranty Deed from Hazel A. Smith, a single woman of record in Book 10198, page 432, said Register's Office for Davidson County, Tennessee. Paul Hennis died on June 14, 2017 and upon his death, title was vested in Dorothy June Hennis as the sole surviving tenant by the entirety. Dorothy J. Hennis has since died on January 21, 2018 and Her Last Will and Testament was probated in Docket No. P9861 for Chancery Court of Williamson County, Tennessee. The interest to the property conveyed herein passed at the death of Dorothy J. Hennis , pursuant to her last will and testament to Paula Ellen Joyner Clinard and Rebecca Ann Mongrain in fee in equal shares.

Included in the above property description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee by deed of record in Book 6099, page 697, and re-recorded in Book 6106, page 84, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1583 Springfield Highway, Goodlettsville, TN 37072.

TRACT II

Beginning at a point on North side of U.S. Highway 41, corner of Leona Greer, thence North 53 ½ degrees East 156 feet to an iron marker; North 38 ½ degrees West 76 feet to an iron marker; North 81 ½ degrees West 106 ½ feet to an iron marker; Sixty Four (64) degrees West 26 feet to a point middle of a culvert under Highway 41; (last two calls are down a drain) thence with edge of right of way of said highway South 45 degrees East 113 feet and 4 inches to the beginning, containing 0.43 acre, more or less.

Being the same property conveyed to Hazel A. Smith and husband, Benjamin Smith by Deed from Lillie Mai Mayes, a widow of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee. Benjamin Smith has since died in 1993 and upon his death, title was vest in Hazel A. Smith as the sole surviving tenant by the entirety. Hazel A. Smith has since died on July 21, 2015 and her interest to the property has passed at the death of Hazel A. Smith to her children, Beverly Kirkpatrick, Belinda Sue Ryan.

This is improved real property located on 1583 Springfield Highway, Goodlettsville, TN 37072.

And the Parties of the First Part covenant that they are lawfully seized and possessed of said land in fee simple, have a perfect right to convey the same: and that said property was free and clear of all encumbrances, except as follows:

1. Taxes for the year 2019 and subsequent years for Davidson County, Tennessee
2. (1) all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.
3. Tract I has been previously conveyed and the Parties of the First Part claim no title or interest in it.

And the Parties of the First Part covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said property to the said Parties of the Second Part, their heirs and

assigns, against the lawful claims of all persons, whomsoever. The Parties of the Second Part do hereby acknowledge and agree that Tract I was conveyed to their parents by Hazel A. Smith and all parties hereby agree that this Deed of Correction is being executed to divest the Parties of the First Part of any claim or interest in both tracts described hereinabove to vest said interest in the Parties of the Second Part.

Witness our hands this 18th day of ~~December, 2018.~~ January 2019

Parties of the First Part:

Beverly Kirkpatrick
Beverly Kirkpatrick

Belinda Sue Ryan

Parties of the Second Part:

Paula Ellen Joyner Clinard
Paula Ellen Joyner Clinard

Rebecca Ann Mongrain

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Beverly Kirkpatrick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Robertson County, Tennessee, this 19 day of January, ~~2018.~~ 2019

Notary Public

My Commission Expires: 3/8/2022

KARENA SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paula Ellen Joyner Clinard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of February, 2019.

Notary Public

My Commission Expires: 11-26-22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rebecca Ann Mongrain with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of February, 2019.

Notary Public

My Commission Expires: 11-26-22

assigns, against the lawful claims of all persons, whomsoever. The Parties of the Second Part do hereby acknowledge and agree that Tract I was conveyed to their parents by Hazel A. Smith and all parties hereby agree that this Deed of Correction is being executed to divest the Parties of the First Part of any claim or interest in both tracts described hereinabove to vest said interest in the Parties of the Second Part.

Witness our hands this 21st day of December, 2018.

Parties of the First Part:

Beverly Kirkpatrick

Belinda Sue Ryan

Belinda Sue Ryan

Parties of the Second Part:

Paula Ellen Joyner Clinard

Rebecca Ann Mongrain

STATE OF Tennessee }
COUNTY OF Robertson }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Belinda Ryan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this 21st day of December, 2018.

Linda R. Click
Notary Public

My Commission Expires: 12/05/2020

LINDA R CLICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON