This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Map/Parcel: 061140-067.00
New Map/Parcel for 2019: 061140001.00CO

New Owners Address:
Michael J. & Sara C. Atwood
702 Canebrake Dr.
Nashville, TN 37205

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 191414 DEEDQC
02/04/2019 11:25:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190204-0010324

QUITCLAIM DEED OF CORRECTION

WHEREAS, Michael Atwood, sole member of 1049 Horseshoe Drive, LLC (hereinafter "HORSESHOE DRIVE") is the owner of the following property (hereinafter "UNIT B"):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "B" as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1049 Horseshoe Dr. Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180108-0002532 and amended in Instrument No. 20180716-0068764, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to 1049 Horseshoe Drive, LLC by Quitclaim Deed dated 1/4/16 from Michael Atwood of record in Instrument No. 20180108-002531 and by Warranty Deed dated 6/26/17 from Floyd E. Dunnavant, III and wife, Susan Dunnavant of record in Instrument No. 20170630-0066295, Register's Office for Davidson County, Tennessee.

WHEREAS, by Quitclaim Deed of record in Instrument No. 20180914-0091378, Register's Office for Davidson County, Tennessee (hereinafter "DEED"), HORSESHOE DRIVE conveyed the following real property (hereinafter "LOT 48") in Davidson County, Tennessee, to Michael J. Atwood and Sara C. Atwood, husband and wife (collectively hereinafter "ATWOODS"):

Being Lot No. 48 on the Plan of Locust Grove Estates as of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee as follows:

Beginning on the northerly margin of Horseshoe Drive at the corner of Lot Nos, 47 and 48; thence with said Drive westwardly 45.61 feet to the beginning of a curve; thence around said curve northwestwardly 37.61 feet to the easterly margin of said Drive; thence with same northwardly 151.98 feet to the corner of Lot Nos. 48 and 49; thence with the line between said two lots eastwardly 80.67 feet to the common corner

of Lot Nos 47, 48, 48, and 50; thence with the line between 47 and 48 southwardly 175 feet to the beginning.

Being the same property conveyed to 1049 Horseshoe Drive, LLC by Quitclaim Deed dated 1/4/16 from Michael Atwood of record in Instrument No. 20180108-002531 and by Warranty Deed dated 6/26/17 from Floyd E. Dunnavant, III and wife, Susan Dunnavant of record in Instrument No. 20170630-0066295, Register's Office for Davidson County, Tennessee.

WHEREAS, by inadvertence and mistake, the legal description of the DEED was incorrect.

WHEREAS, the all interested parties, HORSESHOE DRIVE AND ATWOODS have agreed to correct said error;

NOW THEREFORE, HORSESHOE DRIVE, for the purpose of correcting said error, facilitating the retroactive nature of this Corrective Quitclaim Deed, and in consideration of the sum of TEN DOLLARS ($10.00) to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto the ATWOODS, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, reaffirming all warranties contained in the original QUITCLAIM DEED from HORSESHOE DRIVE to the ATWOODS the previously described property known as UNIT B.

NOW THEREFORE, the ATWOODS, for the purpose of correcting said error, facilitating the retroactive nature of this Corrective Quitclaim Deed, and in consideration of the sum of TEN DOLLARS ($10.00) to them in hand paid, have deeded and by these presents do bargain, sell, quitclaim and convey unto HORSESHOE DRIVE, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, the previously described property known as LOT 48.

Grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20180914-0091378, Register's Office for Davidson County, Tennessee.

IN WITNESS THEREOF the parties have executed this instrument as of this 10th day of January, 2019.

ORIGINAL GRANTOR

[redacted] sole member of 1049 Horseshoe Drive, LLC

ORIGINAL GRANTEES

[redacted]

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of 1049 Horseshoe Drive, LLC, the within named bargainor, that he, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 10th day of January, 2019

Melissa Heavener
NOTARY PUBLIC

My Commission Expires:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. Atwood and Sara C. Atwood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of January, 2019.

Melissa Heavener
NOTARY PUBLIC

My Commission Expires:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Sammy Mellon
Affiant

Sworn to and subscribed before me, this 10th day of January, 2019.

Melissa Heavener
NOTARY PUBLIC

My Commission Expires:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019