Box 14

QUITCLAIM DEED
(Corrective)

Karen Johnson Davidson County
Batch# 201246 DEEDQC
03/04/2019 08:52:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190304-0019186

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2019.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
L. Rosson	**OWNER**	**Map 117-04 Parcel 264.00**
2807 Belmont Blvd		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWL- EDGED, WE,

Dennis Patrick McCracken, joined by his spouse, Diana Isabel Salazar Gil

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

L. Rosson, married

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 1 on the Final Plat of Revised Lot 8 and The North ½ of Lot 9, Belmont Terrace, of record in Instrument No. 20140212-0012308, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Dennis Patrick McCracken by Warranty Deed dated August 14, 2002 from David C. Gossard, unmarried of record in Instrument No. 200208140098437, said Register's Office. This property was also previously conveyed to L. Rosson by quitclaim deed recorded as Instrument No. 20190226-0017123, said Register's Office.

This Quitclaim Deed has been executed and delivered in order to correct the prior quitclaim deed (the "Prior QCD") recorded as Instrument No. 20190226-0017123, said Register's Office. The Prior QCD incorrectly indicated that the Grantee was unmarried and the Grantor's spouse did not join in the execution of the Prior QCD. The small portion of the property which was conveyed by the Prior QCD was formerly (prior to the 2014 re-subdivision of the said Lot 1 and the adjoining Lot 2) a portion of the property which serves as a primary residence for the Grantor and his spouse.

This Quitclaim Deed has been executed and delivered in order to convey any interest of Dennis Patrick McCracken in the above described property. This Quitclaim Deed shall be construed to convey to the within named Grantee that portion of the above described property which was added to the Grantee's property by virtue of the resubdivision plat which is recorded as Instrument No. 20140212-0012308, said Register's Office. This Quitclaim Deed has also been executed and delivered to further memorialize an adjustment to the common boundary between the properties of L. Rosson and Dennis Patrick McCracken, as shown in the recent plat recorded as Instrument No. 20140212-0012308, said Register's Office.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This property has not served as a residence for Grantor's spouse.

The parties acknowledge that this transfer is subject to the lien of that Deed of Trust of record in Instrument No. 200307160099341, said Register's Office, and that Deed of Trust of record in Instrument No. 200609290120592, said Register's Office. Grantee acknowledges that she is receiving ownership of property encumbered by the above Deeds of Trust, and that said Holders thereof may assert a claim against the property being transferred prior to the time that such liens are released.

This is Improved (_x___) Unimproved (____) property, known as: **2807 Belmont Blvd., Nashville, TN 37212**

Witness my hand this 1st day of March, 2019.

Dennis Patrick McCracken

Diana Isabel Salazar Gil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Patrick McCracken and wife, Diana Isabel Salazar Gil,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2019

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21