Box 14

CORRECTIVE QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 201250 DEEDQC
03/04/2019 08:54:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190304-0019192

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)

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
Dennis Patrick McCracken	**OWNER**	**Map 117-04 Parcel 263.00**
2811 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 ACKNOWLEDGED, WE,

L. Rosson, joined by her spouse, Nancy Menke

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

Dennis Patrick McCracken, married

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 2 on the Final Plat of Revised Lot 8 and The North ½ of Lot 9, Belmont Terrace, of record in Instrument No. 20140212-0012308, Register's Office for Davidson County, Tennessee, 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 L. Rosson by Warranty Deed dated March 17, 2000 from John Taylor and wife, Christine Taylor, of record in Instrument No. 200003210028467, said Register's Office. This property was also previously conveyed to Dennis Patrick McCracken by quitclaim deed recorded as Instrument No. 20190226-0017131, 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. 20190226-0017131, said Register's Office. The Prior QCD incorrectly indicated that the Grantor and the Grantee were both 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 2 and the adjoining Lot 1) a portion of the property which serves as a primary residence for the Grantor and her spouse.

Consistent with the intent of the Prior QCD, 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 is Improved (_x___) Unimproved (____) property, known as: **2811 Belmont Blvd., Nashville, TN 37212**

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

L. Rosson

Nancy Menke

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 **L. Rosson and Nancy Menke,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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