Karen Johnson Davidson County
Batch# 214879 DEEDQC
04/08/2019 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190408-0031635

THIS INSTRUMENT WAS PREPARED BY:
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150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Karen K. Rippetoe
Affiant

Subscribed and sworn to before me, this 5th day of April, 2019.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:
Michael Rippetoe
Karen Rippetoe
Cory Eldridge
2949 Brick Church Pike
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map-Parcel Number:
06000002600

INSTRUMENT OF CORRECTION

WHEREAS, by Consolidation Deed of record as Instrument No. 20170411-0035376, Register's Office for Davidson County, Tennessee (the "Deed"), **MICHAEL RIPPETOE, KAREN RIPPETOE**, and **CORY ELDRIDGE**, the holders and owners of a one-third interest each as tenants in common (collectively, the "Grantors"), quitclaimed the real property described in Exhibit "A" and Exhibit "B" of the Deed to **MICHAEL RIPPETOE, KAREN RIPPETOE**, and **CORY ELDRIDGE**, a one-third interest each as tenants in common (collectively, the "Grantees"), for the purpose of combining and consolidating the property described in Exhibit "A" and Exhibit "B" of the Deed; and

WHEREAS, by inadvertence and mutual mistake, the Grantors in the Deed incorrectly referenced the owners of the property described in Exhibit "B" as **MICHAEL RIPPETOE, KAREN RIPPETOE**, and **CORY ELDRIDGE**, the holders and owners of a one-third interest

each as tenants in common, instead of **MICHAEL RIPPETOE** and wife, **KAREN RIPPETOE**; and

WHEREAS, the stated intent of the Deed was to convey all of the Grantors' interest in the property described in Exhibit "A" and Exhibit "B" of the Deed to **MICHAEL RIPPETOE, KAREN RIPPETOE**, and **CORY ELDRIDGE**, a one-third interest each as tenants in common, and to consolidate the property described in Exhibit "A" and Exhibit "B" of the Deed; and

WHEREAS, the parties now wish to correct the name of the Grantors in the Deed with respect to the property described in Exhibit "B" of the Deed.

NOW, THEREFORE, for and in consideration of the premises contained herein, the parties have executed this Instrument of Correction for the purpose of correcting the Grantors in the Deed with respect to the property described in Exhibit "B" of the Deed to read as follows:

> **MICHAEL RIPPETOE, KAREN RIPPETOE**, and **CORY ELDRIDGE**, the holders and owners of a one-third interest each as tenants in common, as to the property described in Exhibit "A", and **MICHAEL RIPPETOE** and wife, **KAREN RIPPETOE**, as to the property described in Exhibit "B".

In furtherance of the foregoing, Michael Rippetoe and wife, Karen Rippetoe, hereby convey and quitclaim, as was intended in the Deed, all of their interests in and to the property described in Exhibit "B" of the Deed to Michael Rippetoe, Karen Rippetoe, and Cory Eldridge, a one-third interest each as tenants in common. All other provisions of the Deed shall remain in full force and effect.

** Signatures are on the following page **

IN WITNESS WHEREOF, this Instrument of Correction has been executed this 5th day of April, 2019.

Michael Rippetoe

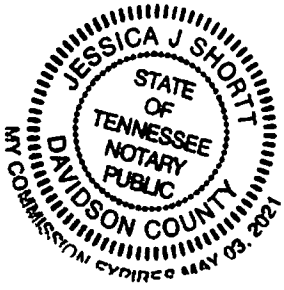
Karen Rippetoe

Cory Eldridge

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL RIPPETOE**, 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 4 day of April, 2019.



Notary Public

My Commission Expires: 5.3.21

767355.2/020181028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN RIPPETOE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 4 day of April, 2019.



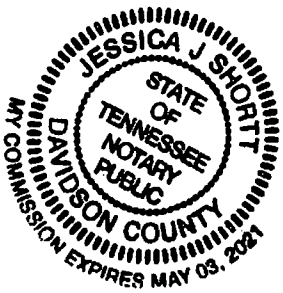
Notary Public

My Commission Expires: 5.3.21

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORY ELDRIDGE**, 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 4 day of April, 2019.



Notary Public

My Commission Expires: 5-3-21

767355.2/020181028

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-14-2019

Notary's Seal:

