Karen Johnson Davidson County
Batch# 215200 DEEDWARR
04/08/2019 02:08:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190408-0031849

Name and Address of New Owners:

Michaela Redner
7819 Ridgewood Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, TN 37129

Send Tax Notices To:
Same

Map and Parcel 009000055.00

DEED OF CORRECTION
(To correct Instrument Number 20160331-0030285, R.O.D.C.)

WHEREAS, by certain Deed dated March 29, 2016 of record in Instrument Number 20160331-0030285, of the Register's Office of Davidson County, Tennessee, James N. Thompson, conveyed a certain parcel of real estate located in Davidson County, Tennessee to Michaela Redner, an unmarried woman and Terry Vallee, an unmarried man;

WHEREAS, said Deed did not correctly state the marital status of the Grantor; and,

WHEREAS, said Deed did not correctly state the marital status of one of the Grantees; and,

WHEREAS, said Deed did not correctly state the proper vesting of title according to the direction of the Grantees and it is now the desire of the Grantor to correct the marital status of one Grantee and the vesting of title;

NOW IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, James N. Thompson, unmarried, does hereby transfer, convey, and quitclaim unto Michaela Redner, an unmarried woman and Terry Vallee, a married man, as tenants in common with right of survivorship, their heirs and assigns, forever, all his right, title, claim and interest, in and to that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, April 5, 1959, as follows:

Beginning in the center of Cotton Patch Road, south 44 deg. 35 minutes east 178.5 ft., South 37 deg. East 197 ft. and South 14 deg. East 184.8 ft. from the southeasterly corner of the property conveyed to William T. Williams, Jr. and wife, by deed from L. F. Durocher, Jr. and wife of record in Book 2535, Page 21, Register's Office for said County, thence with the center of said Road, South 14. Deg. East 210 ft.; thence South 66 deg. 30 minutes west 1070.0 ft.; thence North 3 deg. East 229 ft.; thence North 66 deg. 30 minutes east 1003.7 ft. to the beginning, containing 4.88 acres, more or less.

BEING the same property conveyed to James N. Thompson by quitclaim deed of record in Instrument Number 20150140104337 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 2925, page 51, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

*James N. Thompson is also known as James Neal Thompson.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and/or assigns, forever.

The grantor covenants with the said grantees that he is lawfully seized and possessed of said real estate; that he has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 27 day of March, 2019.

James N. Thompson, by Mark S. Moore, Attorney-In-Fact
attorney in fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Mark S. Moore, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and, it authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, James N. Thompson, by virtue of an instrument of record in Instrument Number 20160331-0030284, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, at office, on this the 27th day of March, 2019.

NOTARY PUBLIC

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 8/17/19

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 27th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 8/17/19

LORI T. SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD