Address New Owner:	Map-Parcel Numbers:
JACKIE THOMAS, DONNA E. THOMAS, and WARREN THOMAS 504 Cherry Grove Lane Whites Creek, TN 37189	Map and Parcel - # 049-010-OB-012.00CO
Send Tax Bills To: JACKIE THOMAS	
P.O. Box 208	Karen Johnson Davidson County Batch# 217994 DEEDQC 04/15/2019 02:11:36 PM 4 pgs Fees: $27.00 Taxes: $0.00
Whites Creek, TN 37189-0208	 20190415-0034323

This instrument prepared by: PHILIP W. DUER, ATTORNEY, BPR 4647, 1304 Red Oak Drive, Brentwood, TN 37027

QUITCLAIM DEED OF CORRECTION

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged (and no monetary consideration but for love and affection), we, JACKIE THOMAS and DONNA E. THOMAS, husband and wife, for the express purpose of creating an express joint tenancy with the express right of survivorship by these presents do hereby convey, assign, and forever quitclaim unto PHILIP W. DUER, Trustee (the "Grantee"), Grantee's heirs executors and assigns, any and all of Grantors' right, title, and interest that we individually or collectively may now or forever have in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Cherry Grove, Phase 1A of record in Instrument Number 20050815-0096231, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Brenda Johnson, an unmarried individual from Christopher C. Cunningham, an unmarried individual by Warranty Deed on November 1, 2011, of record in Instrument Number 20111107-0086681, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Jackie Thomas and Donna E. Thomas, husband and wife, by warranty Deed, from Brenda Johnson, an unmarried individual, as of record in Instrument Number 20170427-0041546, said Register's Office.

And now I, PHILIP W. DUER, as Trustee, do hereby quitclaim and convey any and all interest that I may now or that I may forever have in and to said real property as above described to JACKIE THOMAS and Wife, DONNA E. THOMAS and WARREN THOMAS, a married individual as Grantees and as joint tenants with the express right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Umber 20050815-0096231, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050831-0104284, Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Instrument Number 20040903-0107036, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
-

The express purpose of this conveyance is to include the son of Jackie Thomas and wife, Donna E. Thomas, WARREN THOMAS as a joint tenant with an express right of survivorship.

This is the improved property known as **504 Cherry Grove Lane, Whites Creek, Davidson County, TN 37189**

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This Deed of Correction is to correct the street address as listed in Instrument Number 2018221-0124527, correcting the address listed from 504 Cherry Court to 504 Cherry Grove Lane.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand of the Grantors, this 5th day of April, 2019.

JACKIE THOMAS

Donna E. Thomas

DONNA E. THOMAS

PHILIP W. DUER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Linda S. Crowder a Notary Public in and for said County and State, the within named **JACKIE THOMAS and Wife, DONNA E. THOMAS**, the Grantors, 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 on the day and date above written.

WITNESS my hand and official seal at Brentwood Tennessee this 5th day of April, 2019.

JACKIE THOMAS

Donna E. Thomas
DONNA E. THOMAS

LINDA S. CROWDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-13-2022

Linda S. Crowder
Notary Public
My Commission Expires: 3-13-22

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, Linda S. Crowder a Notary Public in and for said County and State, the within named PHILIP W. DUER, TRUSTEE, the Grantor, 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 on the day and date above written.

WITNESS my hand and official seal at Brentwood, Tennessee this 5th day of April, 2019.

Trustee

PHILIP W. DUER, TRUSTEE

NOTARY PUBLIC
My commission expires: 3-13-2022

LINDA S. CROWDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-13-2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual monetary consideration for this transfer is -0-. The consideration is love and affection between family members.

AFFIANT

Sworn to and subscribed before me this 5th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 3-13-22

LINDA S. CROWDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-13-2022