Karen Johnson Davidson County
Batch# 224280 DEEDQC
05/01/2019 09:02:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190501-0040151

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

QUITCLAIM DEED OF CORRECTION

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Christina Clinard	Owner	Tr. A: 069-03-0-063.00
3905 Southview Drive		Tr. B: P/O Tr. A
Nashville, TN 37218		

This Quitclaim Deed of Correction is made by Ermie Veach Bennett (a/k/a Irene Bennett) ("Grantor") to correct the description of the real property she conveyed to Christina Clinard ("Grantee") in a Quitclaim Deed dated February 1, 2019 and recorded as Instrument 20190204-0010075 Register's Office Davidson County, Tennessee.

WITNESSETH

WHEREAS, on or about July 19, 1952, Walter Bennett and wife, Irene Bennett, purchased Lot No. 2 of Block FF on the Revised Map of Fairview Subdivision of record in Book 1130 page 54 Register's Office Davidson County, Tennessee as evidenced by a Warranty Deed of record in Book 78 page 294 Register's Office of said County; and,

WHEREAS, on or about August 17, 1955, Walter Bennett purchased Lot No. 1 of Block FF on the Revised Map of Fairview Subdivision of record in Book 1130, page 54 Register's Office Davidson County, Tennessee as evidenced by a Deed of record in Book 2446, page 411 Register's Office of said County; and,

WHEREAS, on or about September 27, 1960, Walter Bennett and wife, Irene Bennett, sold and conveyed to G. C. Simpkins a portion of said Lot No. 1 of Block FF on the Revised Plan of Fairview Subdivision of record in Book 1130, age 54 Register's Office Davidson County, Tennessee, as described in a Warranty Deed of record in Book 96, page 817 of said Register's Office; and,

WHEREAS, Walter Bennett died on July 9, 2005 leaving a Last Will and Testament in which he left his entire estate to his wife, Ermie Veach Bennett; and,

WHEREAS, said Last Will and Testament is of record in the Probate Court Clerk's office for Davidson County, Tennessee, Docket No. 05P-1124; and,

WHEREAS, Ermie Veach Bennett desires to quitclaim and convey said Lot No. 2 and the remaining part of Lot No. 1 to Christina Clinard.

NOW, THEREFORE, for an in consideration of the above recitations and the sum of Ten dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged,

Ermie Veach Bennett (also known as Irene Bennett) does hereby quitclaim, transfer and convey to Christina Clinard the following described real property lying in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto.

This conveyance is subject to the real property taxes for 2019 and subsequent years and the restrictions set forth in a Deed of record in Book 1454, page 440 Register's Office Davidson County, Tennessee.

This is improved property known as 3905 Southview Drive, Nashville, TN 37018.

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

IN WITNESS WHEREOF, the Grantor has affixed her signature on this the 29th day of April, 2019.

Ermie Veach Bennett

Ermie Veach Bennett
(Also known as Irene Bennett)

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, **Ermie Veach Bennett (also known as Irene Bennett)**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2019.

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-6-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me,
this the 29th day of April, 2019.

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-6-20

Exhibit A

TRACT A: Being Lot No. 2 of Block FF, on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Southview Road, which point is the common corner of lots No. 2 and 3 of said Subdivision, and running in a southerly direction with the said westerly margin of Southview Road, a distance of 100 feet to a point; thence is a westerly direction a distance of 250 feet to a point; thence in a northerly direction a distance of 100 feet; thence in an easterly direction a distance of 250 feet to the point of beginning.

Being the same property conveyed to Walter Bennett and wife, Irene Bennett by Deed of record in Book 78, page 294 Register's Office Davidson County, Tennessee, and conveyed herein by the Grantor as the surviving tenant by the entirety.

TRACT B: Being Lot No. 1 of Block FF on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 1 fronts 103.1 feet on the Westerly side of Southview Road and runs back between parallel lines, 250.45 feet on the Southerly line, along the Northerly margin of west Hamilton Road, and 250 feet on the Northerly line to a dead line in the rear on which it measures 118.2 feet.

Being the same property conveyed to Walter Bennett by Deed of record in Book 2446 page 411, Register's Office Davidson County, Tennessee, as devised to the Grantor in the Last Will and Testament of Walter Bennett, deceased, on file in the Probate Court Clerk's office for Davidson County, Tennessee Docket No. 05P-1124.

However, there is included in the above description of Lot No. 1, but excluded from the conveyance herein the following described property, to wit:

Land in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 1 of Block FF on the Revised Plan of Fairview Subdivision of record in Book 1130, page 54, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 100 feet on the westerly side of Southview Road and runs back between parallel lines with the Northerly margin of West Hamilton Road 250.45 feet to a dead line.

This is a part of the same property conveyed to Walter Bennett by deed from Robert E. Winfrey, of record in Book 2446, page 411, of the Register's Office for Davidson County, Tennessee and this part was conveyed by Walter Bennett and wife, Irene Bennett to G.C. Simpkins by deed of record Book 96, page 817 said Register's Office.