31930-8

BOX 14

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 228202 DEEDQC
05/10/2019 08:39:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190510-0043868

07-1904-87008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2019.

Notary Public
My commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Brad Gibson, Trustee<br>2119 A Burns Street<br>Nashville, TN 37216 | SAME | 072-15-0-P-001.00 CO |

**QUITCLAIM DEED OF CORRECTION**
**(Regarding Quitclaim Deed of record in Instrument No.: 20180222-0016713**

**WITNESSETH:**

WHEREAS, by Warranty Deed of record in Instrument No.: 20160727-0077449, Register's Office for Davidson County, Tennessee, the herein described real property was conveyed by D223, LLC, a Tennessee Limited Liability Company to Nathan Feuerstein.

WHEREAS, pursuant to the Trust Agreement of the Burns Property Trust, dated February 1, 2018, the said Nathan Feuerstein created the Burns Property Trust and granted trusteeship to Brad Gibson.

WHEREAS, by Quitclaim Deed of record in Instrument No.: 20180222-0016713, Register's Office for Davidson County, Tennessee, due to error, the herein described real property, was conveyed by **Nathan Feuerstein** (Grantor therein) to the **Burns Property Trust under agreement dated February 1, 2018,** (Grantee therein) and failed to convey the said real property to the Trustee of the **Burns Property Trust under agreement February 1, 2018.**

WHEREAS, it was and still is the intent of the **Nathan Feuerstein** to convey the herein described real property to **Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018,** for the same previously tendered good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties.

NOW THEREFORE, **Nathan Feuerstein** desires to correct the vesting in said Quitclaim Deed, and hereby transfers and conveys, so as to effect the conveyance by **Nathan Feuerstein** of the property, to **Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018,** as originally intended for the consideration previously tendered to and received by **Nathan Feuerstein,** as follows:

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Nathan Feuerstein,** (the "Grantor"), by these presents hereby transfers, assigns, and conveys to bargained and sold, and do hereby transfer and convey to **Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2119A Burns Street, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

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 our hands this 8th day of May, 2019.

Grantors:

**Nathan Feuerstein**

Grantees:

Trustee

**Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathan Feuerstein**, 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.

Witness my hand and official seal this 8th day of May, 2019.

Carol M Holmes
Notary Public
My Commission expires: 3/31/20

Carol M Holmes State Of Tennessee Notary Public County of Rutherford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018**, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2019.

Carol M Holmes
Notary Public
My Commission expires: 3/31/20

Carol M Holmes State Of Tennessee Notary Public County of Rutherford

**This Deed is intended to correct the Quitclaim Deed recorded in Instrument No.: 20180222-0016713, Register's Office for Davidson County, Tennessee, which instrument failed to properly vest the herein described real property, intended to be conveyed to and vested in Brad Gibson, Trustee of the Burns Property Trust under agreement dated February 1, 2018 for the consideration paid.**

## EXHIBIT A
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 2119 Burns Street, a Horizontal Property Regime with Private Elements, as established by and shown in Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150421-0035557, as amended in Instrument No. 20150429-0038439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to D223, LLC, a Tennessee limited liability company by deed from Mack R. Rhea, a married man, dated October 25, 2013, recorded October 28, 2013, of record in Instrument No. 20131028-0111810, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nathan Feuerstein, unmarried man by deed from D223, LLC a Tennessee limited liability company, dated July 25, 2016, recorded July 27, 2016, of record in Instrument No. 20160727-0077449, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Burns Property Trust under agreement February 1, 2018 by Quitclaim Deed from Nathan Feuerstein, dated February 6, 2018, recorded February 22, 2018, of record in Instrument No. 20180222-0016713, Register's Office for Davidson County, Tennessee.