Karen Johnson Davidson Cour
Batch# 230673 DEEDdc
05/16/2019 09:26:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190516-0046145

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37205

CRT File: 190420233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13th day of May 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

QUITCLAIM DEED OF CORRECTION

Address New Owner:	Send Tax Bills To:	Tax Information:
ABC Real Estate Holdings, LLC 202 Rains Avenue Nashville, TN 37203	New Owner	105-11-034.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William R. Brown and Alison Marie Brown, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **ABC Real Estate Holdings, LLC,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described in the attached "Exhibit A"

This Quitclaim Deed of Correction has been prepared for the purpose of amending a prior Quitclaim Deed having been recorded in Instrument No. 20180328-0028973, in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed of Correction is intended to correct an inadvertent error contained in the execution of the prior Quitclaim Deed as referenced above. **Said Quitclaim Deed was intended to convey the interests of both William R. Brown and Alison Marie Brown rather than solely the interest of Alison Marie Brown.**

Property being known as 202 Rains Avenue Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of May 2019.

William R. Brown

Alison Marie Brown

William R. Brown

Alison Marie Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **William R. Brown and Alison Marie Brown**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of May 2019.

SHIRA KINCREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____