Karen Johnson Davidson County
Batch# 236143 DEEDWARR
05/30/2019 08:31:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190530-0050971

THIS INSTRUMENT PREPARED BY:
CHAPMAN & ROSENTHAL TITLE, INC.
2002 RICHARD JONES ROAD SUITE 203A
NASHVILLE, TN 37215
CRT FILE NO. 190118834

DEED OF CORRECTION

FROM: **DAVID H. BINKLEY, EXECUTOR OF THE ESTATE OF GERALD M. JOHNSON**

GRANTOR,

TO: **JONATHAN BUNTIN, MARRIED**

GRANTEE.
Charles

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ - 0 - .

Affiant

Subscribed and sworn to before me this 21 day of May, 2019.

Notary Public

Commission Expiration Date

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 09/21/2022

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	TAX INFORMATION
JONATHAN BUNTIN	SAME	TAX PARCEL ID NO.
(NAME)	(NAME)	119-01-0-148.00 119-01-0-147.00 119-01-0-146.00
5105 COCHRAN DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed of Correction is made on this _____ day of May, 2019, by and between David H. Binkley, Executor of the Estate of Gerald M. Johnson, hereinafter referred to as "Grantor", and Jonathan Buntin, married, hereinafter referred to as "Grantee".

This Deed of Correction has been prepared for the purpose of amending a prior Warranty Deed from Grantor to Grantee, said Warranty Deed having been recorded in as Instrument No.20190311-0021998, in the Register's Office for Davidson County, Tennessee.

This Deed of Correction is intended to correct an inadvertent error contained in the execution of the prior Warranty Deed as referenced above. **Said Warranty Deed was intended to convey lots 145, 146, and 147 not just lot 147.**

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, certain real property situated in Davidson,

Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is property known as **320 Rose Street, 324 Rose Street and 0 Rose Street Nashville, TN 37210.**

TO HAVE AND TO HOLD the same in fee simple absolute forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written. The Grantee has also executed this Deed of Correction for the purpose of attesting to the accuracy of the statements contained herein.

GRANTOR:

THE ESTATE OF GERALD M. JOHNSON

David H Binkley

BY: DAVID H. BINKLEY, EXECUTOR

GRANTEE:

JONATHAN BUNTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David H Binkley with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Gerald M. Johnson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2019.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan Buntin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, TN, this the 21 day of May, 2019.

My Commission Expires: _____

Notary Public

KATIE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2022

EXHIBIT A

Tract I:
Being Lot No. 145 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29, and 30 and a small part of Block 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property, but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the Southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the Northwest corner of Lot No. 148 on said plan; thence with the Westerly boundary of Lot No. 148 Southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

Tract II:
Being Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small block of 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly margin of Wickson Avenue North 6 deg. 08 min. East 115 feet to the Southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the Northwest corner of Lot No. 148 on said plan; thence with the Westerly boundary of Lot 148 Southwardly 82.0 feet to a point, thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from Bonnie I. Johnson, a divorced person to Gerald M. Johnson, as recorded on the 11th day of August, 2016 in Instrument No.

20160811-0083645 and part of Warranty Deed from J. Gil Fuqua, Jr., unmarried to Gerald Johnson and wife, Bonnie I. Johnson, as recorded on the 20th day of June, 2001 in Instrument No. 20010620-0065518, in the Register's Office of Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Overhill City and W.H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 mm. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 mm. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 mm. West 139.5 feet to die point of beginning and containing 0.31 acres and being part of the same property conveyed to Mm. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register' s Office for Davidson County, Tennessee.

Being part of the same property conveyed to GERALD JOHNSON and wife, BONNIE I. JOHNSON, by deed from J. GIL FUQUA, JR., of record in Instrument No. 20010620-0065518, dated June 19, 2001, said Register's Office.

BONNIE I. JOHNSON conveyed her interest to GERALD M. JOHNSON by quitclaim deed of record in Book 20160811-0083645, dated August 3, 2016, said Register's Office.

GERALD M. JOHNSON died on or about August 4, 2018, His Last Will and Testament, filed in the Probate Court of Wilson County, Tennessee, under Case No. 2018PR380, directed that the subject property be administered as part of his estate, under the control of the Executor, DAVID H. BINKLEY.