Karen Johnson Davidson County
Batch# 267346 DEEDQC
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Fees: $12.00 Taxes: $0.00
20190806-0077963

(BW19349)

This Instrument Prepared By:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20181022-0104711, Register's Office for Davidson County, Tennessee, **Jessica Buford, married** (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to **Michael Brown, unmarried man** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being the South portion of Lot 124 on the Plan of John Trimble's First Addition, as of record in Book 19, Page 220, RODC, TN, and described according to a survey by Rocky Montoya-Land Surveying, TN RLS 697, 1105 Old Dickerson Pike, Goodlettsville, TN 37072, dated February 6, 2017, and described as follows:
>
> Beginning at an iron rod (set), said point being the Southwest corner of Lot 124, the Southeast corner of Lot 122 of said subdivision, the North margin of North Hill Street; thence leaving said North margin along the common line of Lot 122 and 124 North 30 deg. 27 min. 12 sec. West 114.00 feet to an iron rod (old) in the South line of Metro Government property as of record in CR 20150702-0064013, RODC, TN; thence with the South line of Metro Government, the North line of this lot North 62 deg. 08 min. 21 sec. East 55.53 feet to an iron rod (set) in the West margin of Lincoln Street; thence with said West margin South 37 deg. 11 min. 24 sec. East 114.43 feet to a point, said point being the intersection of North Hill Street and Lincoln Street; thence with the North margin of North Hill Street South 61 deg. 20 min. 07 sec. West 68.93 feet to the point of beginning, containing 7,062 square feet, 0.16 acres, more or less.

WHEREAS, the legal description did not show the new legal description created by the Declaration of Covenants, Conditions and Restrictions for Homes at 28 N. Hill Street Townhomes of record in Instrument No. 20170606-0056601, in the Register's Office for Davidson County, Tennessee, and the new Map & Parcel which was intended to be conveyed;

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantees, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

LAND in Davidson County, Tennessee, being Unit A of the Homes at 28 N. Hill Street Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 28 N. Hill Street Townhomes of record in Instrument No. 20170606-0056601, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 28 N. Hill Street Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170606-0056601, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Map & Parcel: 105040I001.00CO

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20181022-0104711, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 1st day of August, 2019.

GRANTOR

Jessica Buford

Jessica Buford

GRANTEES

Michael Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jessica Buford the within named bargainor(s), 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.

Witness my hand, at Office, this 1st day of August, 2019.

Julie Coone
Notary Public

My commission expires: 6-27-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael Brown the within named bargainor(s), 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.

Witness my hand, at Office, this 5th day of August, 2019.

M. Lynn Bodden
Notary Public

My commission expires: 10-11-2021

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

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

Peter Bailey
AFFIANT

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

M. Lynn Bodden
NOTARY PUBLIC

My Commission Expires: 10-11-2021

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.