This Instrument Prepared By:

WYATT, TARRANT & COMBS (BAS)
333 Commerce St., Ste. 1400
Nashville, Tennessee 37201-1826

Karen Johnson Davidson County
Batch# 295757 DEEDQC
10/03/2019 01:10:29 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191003-0101299

QUITCLAIM DEED OF CORRECTION

Name/Address of Owner	Tax Bills To:	Map/Parcel
Benjamin A. Doochin 90 Victoria Park Nashville, Tennessee 37205	Same as Owner	**05213005200**

WHEREAS, by Quitclaim Deed dated April 16, 2019 and recorded at Instrument Number 20190417-0035275, Register's Office for Davidson County, Tennessee ("Quitclaim Deed"), BENJAMIN A. DOOCHIN, TRUSTEE OF THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN ("Grantor") conveyed all right, title and interest to BENJAMIN A. DOOCHIN, INDIVIDUALLY ("Grantee"), in certain real property located in Davidson County, Tennessee ("Property"); and

WHEREAS, the specific lot number, plat book and page numbers were inadvertently omitted from the legal description of the Property owned by Grantor and conveyed by the Quitclaim Deed to Grantee;

NOW, THEREFORE, for valuable consideration, and to correct, modify and amend the Quitclaim Deed to include the respective lot number, plat book and page numbers, Grantor hereby quitclaims and conveys unto BENJAMIN A. DOOCHIN, INDIVIDUALLY, all right, title and interest in and to the Property, located in Davidson County, Tennessee, described as follows:

Being Lot No. 38 on the Plan of Woodale Grove Annex Subdivision of part of J.H. Gothard's Lands, a plan of which is of record in Plat Book 547, pages 109-110, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet, more or less, on the easterly side of Miami Avenue and extends back 150 feet to a dead line and shows 40 feet thereon.

Said Lot 38 being part of the property conveyed to Sonia Doochin, Trustee under the Marital Trust under the Last Will and Testament of Julius Doochin, Deceased, by

Quitclaim Deed from Sonia Doochin and Benjamin A. Doochin, Co-Executors under the Last Will and Testament of Julius Doochin, of record in Instrument No. 20080404-0034573, Register's Office for Davidson County, Tennessee. Sonia Doochin died testate on June 5, 2018, Docket No. 18P-1091, Seventh Circuit Court of Davidson County, Tennessee (Probate Division) and upon her death, Benjamin A. Doochin is to serve as Trustee under the Marital Trust pursuant to Article VII of the Last Will and Testament of Julius Doochin of record in Docket No. 03P-1054, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Map/Parcel: 05213005200 (2612 Miami Avenue)

WHEREAS, the Property is unimproved and known as 2612 Miami Avenue, Nashville, Davidson County, Tennessee, 37214.

WHEREAS, Grantor and Grantee hereby desire to execute this Deed of Correction and Quitclaim Deed for the purpose of correcting the above-referenced lot and plat book reference in the legal description and derivation clause for the Property from the Grantor to Grantee.

In all other respects, the terms and conditions of the Quitclaim Deed remain the same, and are in full force and effect. Grantor and Grantee hereby reaffirm all other provisions in Quitclaim Deed.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS our hands and seals on this the 2 day of August, 2019.

GRANTOR:

Trustee

BENJAMIN A. DOOCHIN, TRUSTEE OF THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , BENJAMIN A. DOOCHIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the TRUSTEE OF THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing his name as such Trustee.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 2nd day of August, 2019.

Notary Public

My Commission Expires: 5/3/2021.

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GRANTEE:

BENJAMIN A. DOOCHIN, INDIVIDUALLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, BENJAMIN A. DOOCHIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 2nd day of August, 2019.

Notary Public

My Commission Expires: 5/3/2021.

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2019.

NOTARY PUBLIC

My Commission Expires:

March 8, 2022

SUSANNE C. PUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.