This Instrument Prepared By:
Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
124 W Freistadt Road, Unit 64
Thiensville, WI 53092

Karen Johnson Davidson County
Batch# 297851 DEEDQC
10/09/2019 08:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191009-0103277

Return to After Recording:
Vantage Point Title
25400 US Hwy 19 North
Suite 135
Clearwater, FL 33763
Reference Number: TN530418

CORRECTIVE QUIT CLAIM DEED

This Corrective Quit Claim Deed is being filed to correct that certain Deed from Karen Kaye Rigsby to Karen R Waters and James P Waters, wife and husband dated October 9, 2017, recorded November 27, 2017 as Instrument 20171127-0120396, wherein Karen Kaye Rigsby (grantor) did not sign, instead Karen R Waters and James P Waters signed the deed with no evidence to state Karen Kaye Rigsby and Karen R Waters are one and the same person.

THIS INDENTURE, made this 11 day of September, 2019, between **KAREN R. WATERS, who acquired title as KAREN KAYE RIGSBY, a married woman, joined by her spouse JAMES P. WATERS,** whose post office address is 2625 Paddle Wheel Drive, Nashville, TN 37214, hereinafter referred to as Grantors, and **KAREN R. WATERS AND JAMES P. WATERS, wife and husband,** whose post office address is 2625 Paddle Wheel Drive, Nashville, TN 37214, hereinafter referred to as Grantees.

WITNESSETH: That said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid in hand by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, remised, released and QUIT CLAIMED, and do by these presents hereby grant, bargain, sell, convey, remise, release, and QUIT CLAIM unto the Grantees, all of the Grantors' right, title and interest in the following described premises in Davidson County, State of Tennessee, to wit:

Being Lot No 56-B, River Trace Estates, Phase 1, as shown by plat of record in Plat Book 6250, Page 995-997, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen Kaye Rigsby, unmarried by Deed from Pedro Tomas, unmarried, dated 4/24/2003 and recorded 05/14/2003 in Instrument 20030514-0065321, Register's Office for Davidson County, Tennessee.

Commonly Known As: 2625 Paddle Wheel Drive, Nashville, TN 37214
Parcel ID: 062-02-0A-063.00

AND ALL the estate, right, title and interest of the Grantors therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein; and to have and to hold the said premises to the Grantees and Grantees' heirs, administrators, successors and assigns forever.

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

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Karen R. Waters, who acquired title as Karen Kaye Rigsby

James P. Waters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of SEPTEMBER, 2019, before me personally appeared Karen R. Waters, who acquired title as Karen Kaye Rigsby and James P. Waters, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons free act and deed.

WITNESS my hand and official seal.

Notary Public
My Commission expires: 1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Karen R Waters

Affiant

Subscribed and sworn to before me this 11th day of SEPTEMBER, 2019, by KAREN R WATERS

Notary Public
Commission Expires: 1/3/23

Owners Name & Property Address and Responsible Party for Taxes:
Karen R. Waters and James P. Waters
2625 Paddle Wheel Drive
Nashville, TN 37214

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

EXHIBIT "A"

Being Lot No 56-B, River Trace Estates, Phase 1, as shown by plat of record in Plat Book 6250, Page 995-997, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen R Waters and James P Waters, wife and husband by Deed from Karen Kaye Rigsby, unmarried, dated 10/9/2017 and recorded 11/27/2017 in Instrument 20171127-0120396 , Register's Office for Davidson County, Tennessee.

Commonly Known As: 2625 Paddle Wheel Drive, Nashville, TN 37214
Parcel ID: 062-02-0A-063.00

True Copy Certification

I, Darell Near, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters