THIS INSTRUMENT PREPARED BY:

Law Office of Shannon Walker, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 345-0227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before
me this 13 day of November 2019.

Notary Public

My Commission Expires:

March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Karen Johnson Davidson County
Batch# 315174 DEEDQC
11/14/2019 08:07:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20191114-0117226

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald L. Sanford, et al 838 Sutton Hill Road Nashville, TN 37204	New Owner	064 09 0 106.00

DEED OF CORRECTION

This Deed of Correction made and entered into on this 13 day of November 2019 by and between Ronald L. Sanford, as Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, Ronald L. Sanford, individually, and Carl W. Sanford, individually (collectively "Grantor"), and Ronald L. Sanford and Carl W. Sanford, ("Grantees");

WHEREAS, by Quitclaim Deed ("Deed"), dated June 27, 2019, recorded July 12, 2019 in Instrument No. 20190712-0067966, Register's Office for Davidson County, Tennessee, Grantor conveyed a certain tract of land in Davidson County, Tennessee, to Grantees; and

WHEREAS, this Deed of Correction is being filed to more accurately describe the legal description of the tract of land being conveyed.

NOW, THEREFORE, for the purpose of more accurately describing the legal description of the tract of land being conveyed and for other good and valuable consideration, Grantor, has bargained and sold, and by these presents, does transfer and convey unto Grantees, Grantees' heirs and assigns, all of the Grantor's right title and interest in the trace of land in Davidson County, Tennessee described as:

Land in Davidson County, Tennessee, being Lot 10 and Lot 11 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed by Warranty Deed from W.A. BRYAN and wife, EMMA BERRY BRYAN, and W.A. BRYAN, Trustee, to EBB DONALDSON and wife, BIRTRUE DONALDSON, dated May 5, 1927, of record in Book 667, Page 46, Register's Office for Davidson County, Tennessee. BIRTRUE DONALDSON and VIRTRUE DONALDSON are one and the same person.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following three described tracts of property:

First: Being a strip of land 10 ft. wide off the north side of Lot 11 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, fronting 10 ft. on the east side of Hadley Bend Road and running back 250 ft. to the right of way of the Tennessee Central Railway.

Being the same property conveyed to C.A. SMITH and wife, ROBERTA E. SMITH, by Warranty Deed from EBB DONALDSON and wife, VIRTRUE DONALDSON, dated August 28, 1948, of record in Book 1976, Page 309, said Register's Office.

Second: Being that portion of Lot 10 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, conveyed by Warranty Deed from EBB DONALDSON and wife, VIRTRUE DONALDSON, to BUFORD W. SANFORD and wife, LAURA L. SANFORD, dated September 9, 1967, of record in Book 3280, Page 359, said Register's Office.

Third: Being that portion of Lot 10 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, conveyed by Warranty Deed from VIRTRUE DONALDSON to LEONARD B. SANFORD and wife, MARY JO SANFORD, dated July 11, 1973, of record in Book 4729, Page 427, said Register's Office. EBB DONALDSON having since died on or about March 12, 1971. Title vested in VIRTRUE DONALDSON as the surviving tenant by the entirety.

This is improved property known as 4120 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

Tract 3 being the same property conveyed by Quitclaim Deed from RONALD L. SANFORD, as Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, RONALD L. SANFORD, individually, and CARL W. SANFORD, individually, to RONALD L. SANFORD and CARL W. SANFORD, dated June 27, 2019, of record in Instrument No. 20190712-0067966.

WITNESS my hand this 13 day of November 2019.

Ronald L. Sanford, Trustee of the Trust Under Will
of Virtrue Donaldson f/b/o Estelle Donaldson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald L. Sanford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 13th day of November 2019.

NOTARY PUBLIC

SHANNON D. WALKER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

WITNESS my hand this 13 day of November 2019.

Ronald L. Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald L. Sanford, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November 2019.

NOTARY PUBLIC

SHANNON D. WALKER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

WITNESS my hand this 12 day of November 2019.

Carl W. Sanford

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CARL W. SANFORD, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of November 2019.

NOTARY PUBLIC

My Commission Expires: Oct. 7, 20

NIESHIA GREEN
MY COMMISSION # FF 999838
EXPIRES: October 7, 2020
Bonded Thru Notary Public Underwriters