DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 352658 DEEDWARR
02/03/2020 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200203-0012368

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Claire Jenkins
Affiant

Subscribed and sworn to me on January 31, 2020

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
Michael W. Pence, Trustee 1050 Bewley Hollow Road Elizabethtown, KY 42701	Michael W. Pence 1050 Bewley Hollow Road Elizabethtown, KY 42701	175 00 0 202.00

WHEREAS, Michael W. Pence and Patsy A. Pence, husband and wife, as GRANTORS did execute, on April 18, 2017, and deliver to The Patsy A. Pence Revocable Living Trust Dated the 18th day of April, 2017 as GRANTEE, for the consideration therein mentioned, a Warranty Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded as Instrument No. 20170606-0056519, Register's Office for Davidson County; and

WHEREAS, the GRANTEE name should be Michael W. Pence, Trustee of The Patsy A. Pence Revocable Living Trust Dated the 18th day of April, 2017; and

WHEREAS, this Deed of Correction is for the purpose of correcting that mistake.

NOW, THEREFORE, in order to correct said error, GRANTORS, in consideration of the premises of One ($1.00) Dollar to them paid by said GRANTEE, which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto the said Michael W. Pence, Trustee of The Patsy A. Pence Revocable Living Trust Dated the 18th day of April, 2017 as GRANTEE, their heirs and assigns forever, all of the following tract of land situated in the County of Davidson, State of Tennessee, to wit:

A tract of land lying in Nashville, Davidson County, Tennessee, being known as Lot 2, on the plan of Star Subdivision, as of record in Plat Instrument No. 20000310-0025164, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated 11/30/06 by R. Scot Cherry, RLS #1512, 622 West Iris, Nashville, TN, as follows:

Beginning at an existing iron rod on the Southerly right of way line of Old Hickory Blvd. at corner common with James M. Cunningham as of record in Deed Book 4798, Page 128, as said Register's Office; thence with the Southerly right of way line of Old Hickory Blvd., South 68 deg. 09' 08" East 109.32 feet to an iron rod set at a corner common with Stafford Partners No. 1, LP as of record in Deed Instrument 20030811-0113996 at said Register's Office; thence leaving the Southerly right of way line of Old Hickory Blvd. with the Westerly property line of Stafford Partners No. 1, LP, South 10 deg. 03' 35" West 426.17 feet to an existing iron rod at a corner common with Michael R. Johnson as of record in Deed Instrument 20030708-0093526 at said Register's Office; thence with the Westerly property line of Michael R. Johnson, South 09 deg. 52' 30" West 252.15 feet to an existing iron rod at a corner common with Superior Investments as of record in Deed Instrument 20030501-0058220 at said Register's Office; thence with the Northerly property line of Superior Investments, North 75 deg. 58' 13" West 242.38 feet to an existing iron rod at a corner common with Rhino Realty, LLC, as of record in Deed Instrument 20050128-0010685, at said Register's Office; thence with the Easterly property line of Rhino Realty, LLC, North 15 deg. 21' 45" East, 365.11 feet to an existing iron rod at a corner common with said James M. Cunningham; thence with the property line of James M. Cunningham, South 67 deg. 18' 24" East, 63.44 feet to an existing iron rod; thence North 16 deg. 36' 05" East, 336.39 feet to the point of beginning, containing 144,121 square feet (2.80 acres more or less).

Being the same property conveyed to Michael Pence and wife, Patsy Pence by warranty deed from Greenway Enterprises Partnership of record in Instrument 200700122-0008310, Register's Office for Davidson County, TN.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This instrument and the interested hereby released and quitclaimed are subject to such limitations and encumbrances as may affect the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on January 31, 2020.

Michael W. Pence

Patsy A. Pence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On January 31, 2020, before me personally appeared Michael W. Pence and Patsy A. Pence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 31, 2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford., do hereby make oath that I am a licensed attorney and/or 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY