Karen Johnson Davidson County
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Fees: $32.00 Taxes: $0.00
20200220-0018942

This instrument was prepared by:
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Attorney at Law
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Nashville, TN 37203

DEED OF CORRECTION

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NOS
Kevin L. Tompkins and Jill M. Tompkins 3140 Hunters Hill Road Nashville, Tn 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	08509001600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant, Kevin L. Tompkins

Sworn to and subscribed before me this the 19th day of February, 2020.

Notary Public

KIMBERLY R. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires : 4/08/2022

WHEREAS by DEED dated October 14, 2014 and recorded in the Register's Office for Davidson County Tennessee on October 16, 2014 as Instrument No. 20141016-0095622, Bingham S. Sisk (who is also known as "Bingham Sisk" and "Bingham Samuel. Sisk") and Kenneth P. Sisk, Jr. conveyed the real property described below to Kevin L. Tompkins and Jill M. Tompkins, their successors and assigns; and

WHEREAS this DEED OF CORRECTION is executed to make certain corrections to the "DEED" recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County Tennessee.

All transfer taxes were paid when the "DEED" which conveyed title to the property described below from Bingham S. Sisk and Kenneth P. Sisk, Jr. to Kevin L. Tompkins and Jill M. Tompkins was recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee. No additional consideration is paid or received with respect to the execution of this DEED OF CORRECTION. Hereinafter, the DEED recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee may be referred to as the 'DEED".

The corrections hereby made to the "DEED" recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee are as follows:

1. The first grammatical paragraph of the "DEED" incorrectly refers in one place to the property being conveyed as being in "Lawrence County, State of Tennessee". Immediately below such statement is a statement correctly indicating that the property is in Davidson County, Tennessee. The reference to Lawrence County, Tennessee is removed in order to remove any ambiguity about where the property is located.

2. The first grammatical paragraph of the DEED refers to one of the sellers as being "Bingham Sisk". Bingham Samuel Sisk and Kenneth P. Sisk, Jr. acquired the real property being conveyed herein by a Quitclaim Deed of record as Instrument No. 20120809-0071068 in the Register's Office for Davidson County, Tennessee. Such Quitclaim Deed is from Bingham Samuel Sisk and Kenneth P. Sisk, Jr., in their capacities as Co-Trustees of Trust A created under the Last Will and Testament of Kenneth P. Sisk and in their capacities as Co-Executors of the estate of Martha Cooper Sisk. Other properties besides the property conveyed herein were conveyed in such Quitclaim Deed to Bingham Samuel Sisk and Kenneth P. Sisk, Jr. The name "Bingham Sisk", where it appears in the first grammatical paragraph of the DEED is changed to "Bingham Samuel Sisk". The words "(being one and the same person as Bingham S. Sisk and Bingham Sisk)" are then inserted after the name "Bingham Samuel Sisk".

3. The first paragraph of the derivation clause in the DEED which begins, "Being Tract Three ..." is amended to state as follows:

> Being Tract Three of the property conveyed to Bingham Samuel Sisk (being one and the same person as "Bingham S. Sisk" and "Bingham Sisk") and Kenneth P. Sisk, Jr. as tenants in common by Quitclaim Deed of record as Instrument No. 20120809-0071068, Register's Office for Davidson County, Tennessee. Such Quitclaim Deed is from Bingham Samuel Sisk and Kenneth P. Sisk, Jr. in their capacities as Co-Trustees of Trust A created under the Last Will and Testament of Kenneth P. Sisk and in their capacities as Co-Executors of the estate of Martha Cooper Sisk.

The second paragraph of the derivation clause which begins, "The Quitclaim Deed referenced immediately above which is recorded as Instrument No, 20120809-0071068, Register's Office for Davidson County, Tennessee" is deleted.

These changes are made to remove certain possible ambiguities and typographical errors in the DEED.

In order to make clear what corrections are made by this DEED OF CORRECTION to the first grammatical paragraph of the DEED, the first grammatical paragraph of the DEED as corrected herein is set forth below. The first grammatical paragraph of the DEED as corrected herein now states as follows:

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty Five Thousand Dollars ($225,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bingham Samuel Sisk (being one and the same person as "Bingham S. Sisk" and "Bingham Sisk") and Kenneth P. Sisk, Jr., hereinafter called the "Grantors", have bargained and sold and by these presents do hereby transfer and convey unto Kevin L. Tompkins and Jill M. Tompkins, hereinafter referred to as "Grantees", their successors and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee being more particularly described as follows:

BEING Lot No. 103 on the plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Registers Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 113.99 feet on the east side of Hunters Hill Road and runs back between lines 490.4 feet on the north line and 424.7 feet on the south line to a dead line in the rear of which it measures 178.8 feet.

Being Tract Three of the property conveyed to Bingham Samuel Sisk (being one and the same person as "Bingham S. Sisk" and "Bingham Sisk") and Kenneth P. Sisk, Jr. as tenants in common by Quitclaim Deed of record as Instrument No. 20120809-0071068, Register's Office for Davidson County, Tennessee. Such Quitclaim Deed is from Bingham Samuel Sisk and Kenneth P. Sisk, Jr. in their capacities as Co-Trustees of Trust A created under the Last Will and Testament of Kenneth P. Sisk

and in their capacities as Co-Executors of the estate of Martha Cooper Sisk.
This is improved property known as 3140 Hunters Hill Road, Nashville, TN 37214.

The DEED recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee conveys title to the real property described above to Kevin L. Tompkins and Jill M. Tompkins.

By execution of this DEED OF CORRECTION, Kenneth P. Sisk Jr. and Bingham Samuel Sisk make no warranty of title other than that contained in the DEED. Such warranty of title is not expanded by this DEED OF CORRECTION. Currently, there is a DEED OF TRUST recorded as Instrument No. 20141016-0095623 Register's Office for Davidson County, Tennessee wherein Kevin Tompkins and Jill M. Tompkins are the Borrowers, USAA Federal Savings Bank is the Lender, and Mark A. Rosser is the Trustee. This DEED OF TRUST was recorded after the DEED recorded as Instrument No. 20141016-0095622 Register's Office for Davidson County, Tennessee was recorded. Kevin L. Tompkins and Jill M. Tompkins incurred the indebtedness secured by such Deed of Trust and recognize that their title to the property described above is subject to the DEED OF TRUST recorded as Instrument No. 20141016-0095623. They further recognize and agree that Bingham Samuel Sisk and Kenneth P. Sisk, Jr. by execution of this DEED OF CORRECTION are not becoming liable in any way for payment of the indebtedness represented by such DEED OF TRUST.

Kevin L Tompkins and Jill M. Tompkins are executing this DEED OF CORRECTION to show that they consent to all the terms of the same. Kevin L. Tompkins and Jill M. Tompkins recognize that they are liable for all real property taxes for all periods since the date of the execution of the DEED recorded as Instrument No. 20141016-0095622 in the Register's Office for Davidson County, Tennessee.

Kenneth P. Sisk, Jr. is executing this DEED OF CORRECTION personally rather than having it executed by Bingham S. Sisk, his attorney-in-fact. Bingham Samuel Sisk is executing this DEED OF CORRECTION as "Bingham Samuel Sisk". He recognizes that the DEED recorded as Instrument No. 20141016-0095622 was signed by him utilizing the name "Bingham S. Sisk". Bingham Samuel Sisk represents and warrants that "Bingham Sisk", "Bingham S. Sisk" and "Bingham Samuel Sisk" are one and the same person.

Further, Kevin L. Tompkins represents that he is one and the same person as "Kevin Tompkins", the individual who executed the DEED OF TRUST recorded as Instrument No. 20141016-0095623 in the Register's Office for Davidson County, Tennessee.

In all other respects, the DEED recorded as Instrument No. 20141016-0095622 Register's Office of Davidson County, Tennessee remains unchanged.

WITNESS my hand this 6th day of February, 2020.

Kenneth P. Sisk, Jr.

WITNESS my hand this 19th day of February, 2020.

Bingham Samuel Sisk

WITNESS my hand this 19th day of February, 2020.

Kevin L. Tompkins

WITNESS my hand this 19th day of February, 2020.

Jill M. Tompkins

STATE OF GEORGIA
COUNTY OF Cherokee

On this 6th day of February, 2020, before me personally appeared Kenneth P. Sisk, Jr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

My Commission Expires : 3/15/20

JOSEPH FERRARI
MY COMMISSION EXPIRES
MAR
15
2020
FORSYTH CO., GEORGIA
NOTARY PUBLIC

[ACKNOWLEDGEMENTS CONTINUE ON PAGE 6]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2020, before me personally appeared Bingham Samuel Sisk, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

My Commission Expires : 11/08/2022

KIMBERLY K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2020, before me personally appeared Kevin L. Tompkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

KIMBERLY K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires : 11/08/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2020, before me personally appeared Jill M. Tompkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

My Commission Expires : 11/08/2022

KIMBERLY K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY