Karen Johnson Davidson County
Batch# 370676 DEEDQC
03/11/2020 09:19:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200311-0027173

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32932-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Luke P. Chang and Shu J. Chang 1301 Kenwood Road, Apt 159B Seal Beach, CA 90740	New Owner	07013016600

CORRECTIVE QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fred A. Scott and Barbara J. Scott** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Luke P. Chang and wife, Shu J. Chang** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to Fred A. Scott and Barbara J. Scott by Quitclaim Deed dated October 10, 2003 from Essex Development Company, a Tennessee general partnership composed of Fred A. Scott and Barbara J. Scott, of record in Instrument No. 20031015-0152626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of correcting the cloud on title to the property created by the current vesting deed, of record in Instrument No. 20050620-0070720, said Register's Office, which incorrectly lists the Grantor as "Essex Developments, a partnership". Although Fred A. Scott and Barbara J. Scott were the partners of "Essex Developments, a partnership" (being one and the same entity as "Essex Development Company, a Tennessee general partnership"), title to the property was established in Fred A. Scott and Barbara J. Scott individually in 2003 by Quitclaim Deed, of record in Instrument No. 20031015-0152626, said Register's Office. As the current vesting deed from 2005 did not convey any interest in the property held individually by Fred A. Scott and Barbara J. Scott, said interest has been herein conveyed to the Grantees.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, this instrument has been executed this 9 day of MARCH, 2020.

Fred A. Scott

Barbara J. Scott

STATE OF FLORIDA]
COUNTY OF MIAMI DADE]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred A. Scott and Barbara J. Scott, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of MARCH, 2020.

Notary Public
My Commission Expires:_____

JOSIE HERNANDEZ-SUAREZ
MY COMMISSION # FF 949975
EXPIRES: March 29, 2020
Bonded Thru Notary Public Underwriters

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this
10 day of March, 2020.

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

Land in the 23rd Civil District of Davidson County, Tennessee, Councilmanic District 1, 3101 Clarksville Highway; being part of Block No. 5, Map of G.T. Sheegog's Subdivision at Bordeaux, Book 421, Page 191, Register's Office, Davidson County, Tennessee, Map 70-13, Parcel 128, and more particularly described as follows:

Located on the North bank of the Cumberland River and Northwest corner of the Bordeaux Bridge (West side of Clarksville Pike North of Bordeaux Bridge), and beginning at a new iron pin set on the West side of Clarksville Pike, located some 736 feet more or less from the centerline of Hamilton Road and closely adjacent to a power pole, running with said West side of Clarksville Pike South 53 deg 09' 52" E 362 feet along a sidewalk and passing the North end of the Bordeaux Bridge, to a point in the approximate highwater line of the Cumberland River; thence, running generally Southwest with said highwater line 195 feet, more or less; thence, leaving said highwater line and running North 53 deg 09' 52" W 380 feet, passing a treeline, to an old iron rod set some 30 feet, more or less, Southeast of a fenceline; thence, running North 36 deg 50' E 195.00 feet to the point of beginning, containing approximately 72,150 total square feet area, more or less, or 46,360 square feet, more or less, useable area, by reason of steep slopes and bluffs located on the South (Cumberland River) and West sides of said tract of land, according to survey of Monroe Elliot, TN Lie No. 1421, dated September 19, 1986.

This Real Estate is more commonly known as 3101 Clarksville Pike, Nashville, TN 37218.