Karen Johnson Davidson County
Batch# 405490 DEEDQC
05/26/2020 09:05:11 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20200526-0053732

Prepared By:

Charles M. Molder
Attorney at Law
P.O. Box 1468
Columbia, TN 38402-1468

QUITCLAIM DEED OF CORRECTION

This deed is entered into between **Mae P. Alcorn, Andrea L. Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010 and Andrea Lisa Alcorn, Trustee of the Andrea Lisa Alcorn Trust dated December 26, 2012,** Grantor, which expression shall include heirs, successors, assigns and personal representatives, and **Andrea L. Alcorn, Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010**, Grantee, which expression shall include successors and assigns.

WITNESSETH:

That, Whereas, Mae P. Alcorn and Andrea L. Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010 heretofore executed to Andrea L. Alcorn, Successor Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010, a certain deed dated November 17, 2017, and recorded as quitclaim deed Instrument No. 20171121-0119429 in the office of the Register of Deeds of Davidson County, and

Whereas, by mutual mistake said quitclaim deed described above contained an error in the derivation clause omitting reference to the previous deed being that of Andrea Lisa Alcorn, Trustee of the Andrea Lisa Alcorn Trust dated December 26, 2012 heretofore executed to Grady Melvin Alcorn and Mae P. Alcorn, a certain deed dated October 2, 2013, and recorded as quitclaim deed Instrument No. 20131024-0110723 in the office of the Register of Deeds of Davidson County; and

Whereas, Grantee has requested Grantors to correct said error and Grantors has agreed to do so; and

Whereas, the description of the property and the correct derivation clause intended to be inserted in said former deed is that hereinafter set out.

Now, Therefore, Grantor, for the purpose of correcting said error and in consideration of the sum of $1.00, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee the following described property located in Davidson County, Tennessee:

> Being Lot No. 125 on the Plan of Haileywood Estates, Sect. VII, as of record in Book 2330, Page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 125 fronts 103.2 feet on the westerly margin of Regent Drive and runs back between lines measuring 192.9 feet on the northerly line and 193.5 feet on the southerly lines and a dead line measuring 102.5 feet thereon.
>
> Description same as prior deed.
>
> Being the same property conveyed to Grady Melvin Alcorn and wife, Mae P. Alcorn by quitclaim deed of record at Instrument No. 20131024-0110723 dated October 2, 2013 and recorded October 24, 2013, in the Register's Office of Davidson County, Tennessee. The said Grady Melvin Alcorn died on November 26, 2013. Grantors warrant that Grady Melvin Alcorn and Mae P. Alcorn were married at the time of said deed and were married continuously until the death of Grady Melvin Alcorn. Upon the death of Grady Melvin Alcorn, Mae P. Alcorn became the sole owner of the above described property. With this Quitclaim Deed of Correction, the above described property shall be transferred to Andrea L. Alcorn, Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010.
>
> Property Address: 5129 Regent Drive, Nashville, TN 37220
>
> Tax Map 146 15 C, Parcel 007.00.

In Witness Whereof, this conveyance has been executed on the 19TH day of May, 2020.

Grantors:

Mae P. Alcorn by Andrea Lisa Alcorn, Attorney-In FACT/POA

Mae P. Alcorn, Individually by
Andrea Lisa Alcorn, her Attorney-In-Fact

Mae P. Alcorn Revocable Trust dated September 16, 2010

By Andrea L. Alcorn
Andrea L. Alcorn, Trustee

Andrea Lisa Alcorn Trust dated December 26, 2012

By Andrea Lisa Alcorn
Andrea Lisa Alcorn, Trustee

Grantee:

Mae P. Alcorn Revocable Trust dated September 16, 2010

By Andrea L. Alcorn
Andrea L. Alcorn, Trustee

State of Texas
County of Dallas

Personally appeared before me, the undersigned, Andrea Lisa Alcorn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney-in-fact for Mae P. Alcorn, whose power of attorney is of record as Instrument No. 20150127-0007748, Register's Office of Davidson County, Tennessee, and is authorized by Mae P. Alcorn to execute this instrument on behalf of Mae P. Alcorn. Said recorded power of attorney is attached hereto as Exhibit A.

Witness my hand, at office, this 19TH day of May, 2020.

My Commission Expires:
1/9/2024

Notary Public

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

State of Texas
County of Dallas

Personally appeared before me, the undersigned, Andrea L. Alcorn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Mae P. Alcorn Revocable Trust dated September 16, 2010 and is authorized by the Mae P. Alcorn Revocable Trust dated September 16, 2010 to execute this instrument on behalf of the Mae P. Alcorn Revocable Trust dated September 16, 2010.

Witness my hand, at office, this 19th day of May, 2020.

My Commission Expires:
1/9/2024

Notary Public

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

State of Texas
County of Dallas

Personally appeared before me, the undersigned, Andrea Lisa Alcorn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Andrea Lisa Alcorn Trust dated December 26, 2012 and is authorized by the Andrea Lisa Alcorn Trust dated December 26, 2012 to execute this instrument on behalf of the Andrea Lisa Alcorn Trust dated December 26, 2012.

Witness my hand, at office, this 19th day of May, 2020.

My Commission Expires:
1/9/2024

Notary Public

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

State of Texas
County of Dallas

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.

Andrea L Alcorn
Affiant

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

My Commission Expires:
1/9/2024

Notary Public

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

New Property Owners:

Andrea L. Alcorn, Trustee of the
Mae P. Alcorn Revocable Trust
12406 Montego Plaza
Dallas, TX 75230

Person(s) Responsible for Taxes:

Same

Davidson County POA
Recvd: 01/27/16 13:27 6 pgs
Fees:32.00 Taxes:0.00
20150127-0007748

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

DURABLE POWER OF ATTORNEY OF MAE P. ALCORN

KNOW ALL MEN BY THESE PRESENTS:

I, MAE P. ALCORN, a resident of Davidson County, Tennessee, do hereby revoke any powers of attorney that I have previously signed (other than powers of attorney dealing with "health care decisions" as described below) and direct that said powers of attorney shall not have any further force or effect.

I do hereby make, constitute and appoint my spouse, Grady Melvin Alcorn, and my daughter, Andrea Lisa Alcorn, as my true and lawful attorneys for me. I authorize my attorneys in my name, place and stead, to transact any and all business for me and to handle and manage all of my property, both real, personal and mixed, and of every kind or character, and more specifically to do the following acts and things set forth below.

Any actions taken by my attorneys pursuant to the authority granted to them in this document shall not require the concurrence of my other attorney, it being my intention that each of my said attorneys shall have the authority to act unilaterally.

In addition to the general authority granted above, my attorneys shall have the specific power and authority:

1. To collect and receive monies or other properties payable or transmitted to me and to issue receipts in my name binding upon me, and in connection therewith to endorse my name to checks, drafts, notes or other instruments and to deposit same in bank accounts either in my name or in the name of someone else, or to cash and receive the proceeds from any such checks, drafts, notes, etc.

2. To pay from my account or on my behalf my debts and obligations.

3. To sign checks or draw funds from bank accounts in my name and to make any such check payable as my said attorneys deem proper, and to open or close bank accounts in my name and to transact any and all business which I may have with respect to any funds on deposit at any banking institution.

4. To enter any lock box or safety deposit box rented in my name or in which I have property or in which I have a right of entry, and to withdraw papers and other documents from any such lock box or safety deposit box.

5. To buy, purchase, sell, transfer, convey, lease, operate, manage or otherwise handle or deal with any properties which I may own, including but not limited to, stocks, bonds, securities, real estate and other property; and in connection therewith to endorse my name for the purpose of transfer or otherwise to stock certificates or other securities, to sign my name to deeds, mortgages, deeds of trust, bills of sale, leases and other instruments, with such provisions and containing such terms and conditions as my said attorneys deem appropriate and containing covenants of warranty binding upon me. My said attorneys are expressly authorized to deliver any such documents or papers and to make leases for periods of time which may extend beyond my life. My said attorneys are further authorized to receive the proceeds or consideration from any sale, transfer or other disposition of any of my properties. Any party dealing with my said attorneys shall not be responsible for the application by my said attorneys of the proceeds of any sale or other disposition of any of my properties.

6. To borrow money from any bank or other lending institution or person, in my name or for my account, upon such terms and at such rate of interest as my said attorneys deem proper, and in connection therewith to sign my name to promissory notes or other instruments evidencing any such loan; and in addition to pledge or hypothecate any of my properties as security for such loan and to sign my name to any necessary instrument of hypothecation.

7. To compromise, arbitrate or otherwise adjust claims in favor of or against me and where my said attorneys deem appropriate to institute and prosecute any legal suit or action in my name or for my behalf.

8. To continue the operation of any business belonging to me or in which I have a substantial interest for such time and in such manner as my said attorneys may deem advisable or to sell or liquidate any business, or interest therein, at such time and on such terms as my said attorneys may deem advisable and in my best interests.

9. To carry insurance of such kind and in such amounts as my said attorneys deem advisable to protect my assets against any hazard; to claim any benefits or proceeds on my behalf; to purchase and maintain medical insurance for any dependent of mine; and to purchase and maintain any policy or policies of life insurance on my life.

10. In connection with any pension, profit sharing or stock bonus plan, individual retirement arrangement, Roth IRA, section 403(b) annuity or account, section 457 plan, or any other retirement plan, arrangement or annuity in which I am a participant or of which I am a beneficiary (whether established by my attorneys in fact or otherwise)(each of which is hereafter referred to as "such Plan"), to do the following:

(a) To make contributions (including "rollover" contributions) or cause contributions to be made to such Plan with my funds or otherwise on my behalf;

(b) To receive and endorse checks or other distributions to me from such Plan, or to arrange for the direct deposit of the same in any account in my name or in the name of a revocable trust established by me;

(c) To elect a form of payment of benefits from such Plan, to withdraw benefits from such Plan, to make contributions to such Plan, and to make, exercise, waive, or consent to any and all elections and/or options that I may have regarding the contributions to, investments or administration of, or distribution or form of benefits under, such Plan;

(d) To designate one or more beneficiaries or contingent beneficiaries for any benefits payable under such Plan on account of my death, and to change any such prior designation of beneficiary made by me or by my attorneys; provided, however, that my attorneys shall have no power to designate my attorneys directly or indirectly as a beneficiary or contingent beneficiary to receive a greater share or proportion of any such benefits than my attorneys would have otherwise received unless such change is consented to by all other beneficiaries who would have received the benefits but for the proposed change. This limitation shall not apply to any designation of my attorneys as beneficiary in a fiduciary capacity, with no beneficial interest.

11. To make gifts of cash or property, or the income therefrom, in trust or outright, to my family members, spouse, friends, and natural objects of my bounty, and to make contributions to charitable organizations. Notwithstanding the foregoing, no gifts may be made to an individual that, when aggregated with other gifts made within the then current calendar year to such individual by me, my spouse, or by my said attorneys acting under this instrument, will exceed the lesser of:

(a) the maximum amount that may be excluded from a donor's taxable gifts for the year in respect to gifts to any donee pursuant to Section 2503(b), after taking into account Section 2513, or

(b) with regard to the value of my assets to which this power is applicable, the largest amount which would not cause the lapse of a power of appointment to be treated as a release of a power of appointment within the meaning of Sections 2041(b)(2) and 2514(e).

The term "Section" as used hereinabove shall mean a section of the Federal Internal Revenue Code of 1986, as amended (or any successor section of the Code).

Notwithstanding the preceding provisions of this subparagraph, my said attorneys shall not have any power to make any gift if such gift would discharge any legal obligation of the attorney (including obligations of support).

12. To make loans, secured or unsecured, in such amounts, upon such terms, with or without interest and to such firms, corporations and persons as shall be appropriate.

13. To join with my spouse or my spouse's estate in filing income or gift tax returns for any years for which I have not filed such returns and to consent to any gifts made by my spouse as being made one-half by me for gift tax purposes, even though such action subjects my estate to additional liabilities.

14. To prepare, execute and file all tax returns required to be made by me, to pay the taxes due, to collect any refunds, to sign waivers extending the period for the assessment of such taxes or deficiencies in them, to sign consents to the immediate assessment of deficiencies and acceptances of proposed overassessments, to execute closing agreements, to engage and appoint attorneys to represent me in connection with any matters arising before any federal, state or local taxing agency.

15. To exercise or release any powers of appointment, special or general, inter vivos or testamentary.

16. To create for my benefit revocable or irrevocable trusts to hold property of my estate, which trusts may extend until my death, and to transfer to such trust or trusts any of my assets or my interests in such assets.

17. To exercise any right to renounce or disclaim any interest acquired by testate or intestate succession or by inter vivos transfer, including exercising or surrendering any right to revoke a revocable trust.

18. To employ attorneys, investment counsel, accountants, physicians, dentists and other persons to render services for and to me or my estate and to pay the reasonable fees and compensation of such persons for their services.

19. To do any and all other acts and things for me or in my name or behalf with respect to any of my rights or properties, of every kind and character (except to make "health care decisions" as described below), as my said attorneys deem necessary or appropriate, and anyone dealing with my said attorneys shall not be obligated to inquire into the propriety of any acts by my said attorneys under or pursuant to this Power of Attorney, or to inquire into the use or disposition by my said attorneys of any of my properties or the proceeds therefrom or the proceeds of any loan which my said attorneys may make.

Notwithstanding any other provision contained in this Power of Attorney, my attorneys appointed herein shall have no power or authority to make any "health care decisions", as defined in Part 2 of Chapter 6 of Title 34 of Tennessee Code Annotated, for me or on my behalf.

Any authority which I may at any time grant to any party regarding "health care decisions" (as defined in such statutory provisions) shall be granted by a separate instrument, and any such authority shall not be limited or affected by anything contained in this Power of Attorney.

My said attorneys are expressly authorized to do and perform all and every act or thing whatsoever requisite, necessary and proper to be done in the premises, as fully to all intents and purposes as I might or could do, with full power of substitution and revocation, and I hereby ratify and confirm all that my said attorneys or their substitutes, shall lawfully do or cause to be done by virtue hereof.

My said attorneys shall continue to be authorized to do and perform all and every act or thing herein authorized or whatever is requisite, necessary and proper to be done in the premises, irrespective of what my mental or physical condition may be, it being my express direction that this Power of Attorney shall not be affected by my subsequent disability or incapacity.

If protective proceedings for my person or estate are commenced at any time after the execution of this instrument, I nominate the attorneys then serving under this instrument as my conservators for consideration by the court. If more than one attorney is then serving under this instrument, I nominate all of such individuals to serve together as such fiduciaries.

WITNESS MY HAND this 16 day of Sept, 2010.

Mae P Alcorn

MAE P. ALCORN, Principal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MAE P. ALCORN, the within named Principal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2010.

Debra J LaForge

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

6448183.1

User: LCHANDLER Print Date: 11/21/2017 10:11:16 AM Instr. No: 201501270007748 Page No: 5 of 6

I, Houston Howell, 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.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17