Karen Johnson Davidson County
Batch# 464657 DEEDQC
08/26/2020 11:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200826-0096740

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# CORRECTIVE QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **William H. Buchanan, Jr. and Lashannon R. Buchanan,** ("Grantor"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Tanuverne Williams,** (Grantee), a married woman all of their rights, title, and interests in the following described real property, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 ON THE PLAN OF THE COUNTRY SECTION 5, AS OF RECORD IN BOOK 5200, PAGE 271 AND 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 169 FRONTS 34.55 FEET ON THE NORTHERLY MARGIN OF COUNTRY MEADOW COURT AND EXTENDS BACK 119.2 FEET ON THE EASTERLY LINE AND 178.24 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 167.40 FEET THEREON.**

**Being the same property conveyed to Tanuverne Williams, by virtue of that certain Quit Claim Deed dated April 17, 2020, and being of record at Instrument No. 20200427-0043888 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to William H. Buchanan, Jr. and Lashannon R. Buchanan by virtue of Special Warranty Deed dated December 16, 2009 at Instrument No. 20091027-0098863 in the said Register's Office.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Tennessee Quitclaim Deed of record at Instrument Number **20200427-0043888** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 25 day of **August, 2020.**

William H. Buchanan, Jr. by LaShannon R. Buchanan, Attorney In Fact

**William H. Buchanan, Jr. by LaShannon R. Buchanan, Attorney in Fact**

LaShannon R. Buchanan

**LaShannon R. Buchanan**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared LaShannon R. Buchanan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William H. Buchanan, Jr. and who acknowledged that he/she executed the same as the free act and deed of William H. Buchanan, Jr.

WITNESS my hand and official seal at office this 25th day of **August, 2020.**

Roslyn Armstrong Gooch
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

ROSLYN ARMSTRONG GOOCH
STATE OF TENNESSEE
NOTARY PUBLIC
ALL COUNTIES
MY COMMISSION EXPIRES JULY 9, 2022

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **LaShannon R. Buchanan,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **August, 2020.**

Roslyn Armstrong Gooch
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

ROSLYN ARMSTRONG GOOCH
STATE OF TENNESSEE
NOTARY PUBLIC
ALL COUNTIES
MY COMMISSION EXPIRES JULY 9, 2022

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of August, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

ROSLYN ARMSTRONG GOOCH
STATE OF TENNESSEE NOTARY PUBLIC
ALL COUNTIES
MY COMMISSION EXPIRES JULY 9, 2022

| | |
|---|---|
| PROPERTY ADDRESS: | **629 Country Meadow Ct.**<br>**Antioch, TN 37013** |
| TAX PARCEL NO.: | **15007019200** |
| PROPERTY OWNER:<br>OWNER'S ADDRESS: | **Tanuverne Williams**<br>**939 Swift Dr.**<br>**Clarksville, TN 37040** |
| MAIL TAX BILLS TO: | **Owner at owner's address** |

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021