Karen Johnson Davidson County
Batch# 476130 DEEDWARR
09/15/2020 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200915-0105191

This Instrument Prepared By:
Sidwell & Barrett, PC
121 1st Ave. S., Ste. 200
Franklin, TN 37064

INSTRUMENT OF CORRECTION
FOR
WARRANTY DEED (INSTRUMENT NO. 20200707-0073167)

WHEREAS, by Warranty Deed of record in Instrument No. 20200707-0073167, Register's Office for Davidson County, Tennessee, **Deborah L. Miller, Trustee under the Irrevocable Trust of Virginia C. Webster dated June 8, 2015**, (hereafter "Grantor") conveyed certain property described therein to **Matthew Hanson and Kirsten Hanson, Trustees & their successors in Trust of the Hanson Family Trust U/A/D August 28, 2018** (hereafter "Grantee"); and

WHEREAS, said Warranty Deed is irregular because the real property described in the legal description was incorrect; and

NOW THEREFORE, in order to correct said error and inadvertence, this Instrument of Correction is made, and for the consideration expressed in said former Warranty Deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

The correct legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 8A on the plan of RESUBDIVISION MAP OF COUNTRY CLUB ESTATES, BLOCK "G" – LOTS 7 AND 8, of record in Instrument No. 20200507-0047837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This is improved property known as 2104 McGavock Pike, Nashville, TN 37216.

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed of record in Instrument No. 20200707-0073167, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 9th day of August, 2020.

"GRANTOR"

Irrevocable Trust of Virginia C. Webster
Dated June 8, 2015

By: Deborah L. Miller, Trustee
Deborah L. Miller, Trustee

"GRANTEE"

Hanson Family Trust U/A/D August 28, 2018

By: _____
Matthew Hanson

By: _____
Kirsten Hanson

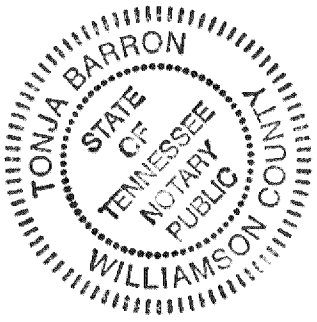
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County, appeared Matthew Hanson and Kristen Hanson, Trustees of the Hanson Family Trust U/A/D August 28, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal this 9th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 10/31/2020



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 14th day of ~~August~~ September, 2020.

Notary Public

My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah L. Miller Trustee of the Irrevocable Trust of Virginia C. Webster Dated June 8, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this the 14th day of September, 2020.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

