Karen Johnson Davidson County
Batch# 553951 DEEDQC
01/14/2021 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210114-0006276

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

CORRECTIVE QUITCLAIM DEED

This deed is prepared in order to correct the inconsistencies in the property description in the quitclaim deed recorded in Instrument No. 20140617-0052570.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Christiane A. Davis Jeremiah D. Davis 1005 Montrose Avenue Nashville, Tennessee 37204	New Owner	118-01-0-210.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Curt Ginther, not married,** by these presents do hereby quitclaim and convey unto, **Christiane A. Davis and Jeremiah D. Davis, wife and husband,** her heirs, successors, and assigns, her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 138 and the easterly half of Lot No. 137 on the Plan of Montrose Place of record in Book 57, Page 93, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 138 and the easterly one-half of Lot No. 137 fronts together 75.0 feet on the southerly margin of Montrose Place and extends back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley in rear, measuring 75.0 feet hereon.

Being the same property conveyed to Christiane A. Davis and Jeremiah D. Davis, wife and husband, as to an undivided 75% interest, as tenants in common with Curtis N. Ginther, unmarried as to an undivided 25% interest by Warranty deed from William Hendon, unmarried of record in Instrument No. 20080808-0081913 Register's Office for Davidson County, Tennessee, dated August 7, 2008 and recorded on August 8, 2008.

Being the same property conveyed to Jeremiah Davis and Christiane Davis, married by Quitclaim deed from Curt Ginther, not married of record in Instrument No. 20140617-0052570 Register's Office for Davidson County, Tennessee, dated June 14, 2014 and recorded on June 17, 2014.

Being also known as 1005 Montrose Avenue Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
13th day of January, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of January, 2020. 21

Curt Ginther

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Curt Ginther,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of January, 2021.

Notary Public

My Commission Expires: November 11, 2021

MICHAEL W. MCFARLAND
Notary Public - California
Riverside County
Commission # 2221566
My Comm. Expires Nov 11, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

