Karen Johnson Davidson County
Batch# 588477 DEEDQC
03/10/2021 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210310-0031147

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Dwayne H. Tucker 9223 Smyrna Road Brentwood, TN 37027	Same	Map: 58-14 Parcel: 64.00

CORRECTIVE QUITCLAIM DEED

WHEREAS, by that certain Executor's Quitclaim Deed executed on November 17, 2019, Dwayne H. Tucker and David M. Tucker (the "Executors"), as Co-Executors of the Estate of Julia Pearl Pillow Tucker ("Decedent"), conveyed the real property described as Tract I on Exhibit A hereto (the "Original Property") to Dwayne H. Tucker, recorded in the Register's Office of Davidson County, Tennessee at Instrument #20200103-0000920;

WHEREAS, at the time of such conveyance, it was intended that the Original Property include certain other tracts or parcels of land located in Davidson County, Tennessee (the "Additional Property", and together with the Original Property, the "Property"), but inadvertently the Additional Property was not included in the above-referenced deed;

WHEREAS, at all times since such conveyance, Dwayne H. Tucker has been treated as the owner of the Additional Property, including any rents and costs associated with the Additional Property; and

WHEREAS, the Executors intend to correct such mistake by including the Additional Property in the conveyance to Dwayne H. Tucker, to be effective as of the date of the above-referenced conveyance, said date being November 17, 2019.

NOW, THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, DWAYNE H. TUCKER AND DAVID M. TUCKER, as CO-EXECUTORS OF THE ESTATE OF JULIA PEARL PILLOW TUCKER, and not further or otherwise, do hereby quitclaim, and by these presents transfer and convey unto DWAYNE H. TUCKER, his heirs and assigns, an undivided interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described on Exhibit A hereto, such transfer and conveyance to be effective as of November 17, 2019.

This is improved property known as 124 Queens Lane, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David M. Tucker, the within named co-bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument individually and as co-executor of the estate of Julia Pearl Pillow Tucker for the purposes therein contained.

WITNESS my hand, at office, this 12th day of FEBRUARY, 2021.

Notary Public

My Commission Expires:
10/24/2024

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

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

Dwayne H. Tucker

Subscribed and sworn to before me
this 12th day of FEBRUARY, 2021.

Notary Public

My Commission Expires:
10/24/2024

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 12th day of FEBRUARY, 2021.

ESTATE OF JULIA PEARL PILLOW TUCKER:

By: Dwayne H. Tucker
Its: Co-Executor

By: David M. Tucker
Its: Co-Executor

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dwayne H. Tucker, the within named co-bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument individually and as co-executor of the estate of Julia Pearl Pillow Tucker for the purposes therein contained.

WITNESS my hand, at office, this 12th day of FEBRUARY, 2021.

Notary Public

My Commission Expires:
10/24/2024

EXHIBIT A

TRACT I

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an existing iron pin at the common rear corner of Lots 229 and 230, Enchanted Hills, Section 10(b), as of record in Book 4660, Page 39, R.O.D.C., Tennessee, thence,

1. With the common line between Lots 229 and 230 Extended, S80 degrees, 18'32"E, 60.44 feet to an iron pin set in the center of Parcel 71; thence,

2. With the center of Parcel 71, S2 degrees, 18' West, 178.12 feet to an iron pin set; thence,

3. N71 degrees, 48'40"W, 62.38 feet to an iron pin set at the common rear corner of Lots 228 and 229; thence,

4. With the easterly line of Lot 229, N2 degrees, 18'E, 169.10 feet to the point of beginning and containing 10,403 square feet.

Being the same property conveyed to Julia P. Tucker, by Warranty Deed from Enchanted Hills, Inc., of record in Book 10106, Page 987, Register's Office, Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee, being Lot. No. 229, on the plan of Enchanted Hills, Section 10, of record in Book 4460, page 39, Register's Office for said County.

SAID Lot No. 229 fronts 120.00 feet on the easterly margin of Queens Lane and extends back 292.4 feet on the northerly line and 327.0 feet on the southerly line to the westerly margin of Briley Parkway, measuring 169.10 feet thereon.

BEING the same property conveyed to Julia Pearl Pillow Tucker by deed from Eddie B. Allen, of record in Book 8111, page 895, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

