THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No.: 7-11092-SM

Karen Johnson Davidson County
Batch# 597636 DEEDQC
03/22/2021 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210322-0037753

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim Deed of record in Instrument No. 20170215-0015532, Register's Office for Davidson County, Tennessee, Belinda J. Kolb, dba Pine-Fly, LLC, a single member Limited Liability Company, whose single member is Belinda J. Kolb, a single woman, as her sole and separate property (the "Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Cynthia L. Ryan, a single woman (the "Grantee"). The said Quitclaim Deed was executed by the Grantor and delivered to the Grantee on January 25, 2017, and then recorded on February 15, 2017, in Instrument No. 20170215-0015532, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake, said Quitclaim Deed contained an error in that the legal description did not sufficiently describe the property by including the recording information for the plat which more particularly describes the property; and

WHEREAS, Grantee has requested that the Grantor correct said error, and the Grantor has agreed to do so.

NOW, THEREFORE, for the purpose of correcting said error, and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Belinda J. Kolb, dba Pine-Fly, LLC, a single member Limited Liability Company, whose single member is Belinda J. Kolb, a single woman, as her sole and separate property, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does hereby transfer and quitclaim to Cynthia L. Ryan, a single woman, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Abbay Hall, Section I of record in Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124 fronts 74.0 feet on the southerly margin of Elaine Drive and extends back 183.6 feet on the easterly line and 182.9 feet on the westerly line to a dead line in the rear, measuring 74.0 feet thereon.

Being the same property conveyed to Cynthia L. Ryan, a single woman, by Quitclaim Deed from Belinda J. Kolb, dba Pine-Fly, LLC, of record in Instrument No. 20170215-0015532, Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on February 15, 2017; and further being the same property conveyed to Belinda J. Kolb, dba Pine-Fly, LLC, a single member Limited Liability Company, whose single member is Belinda J. Kolb, an unmarried woman, by Quitclaim Deed from Cynthia L. Ryan, a single woman, of record in in Instrument No. 20150128-0008148, said Register's Office, dated January 24, 2015 and recorded on January 28,

2015; and further being the same property conveyed to Cynthia L. Ryan, a single woman by Warranty Deed from Janet Ann Nichols, now known as Janet Ann Nichols Howell, of record in Book 9422, Page 850, said Register's Office, dated July 29, 1994 and recorded on August 1, 1994.

This is improved property located at: 549 Elaine Drive, Nashville, TN 37211.

Grantor does hereby reaffirm and ratify all limitations, restrictions and encumbrances made and provided in said Quitclaim Deed of record in Instrument No. 20170215-0015532, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim, and said Quitclaim Deed is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures as effective this the 12th day of March, 2021.

GRANTOR:

Belinda J. Kolb dba Pine-Fly, LLC, a single member Limited Liability Company

By: Belinda J. Kolb
Belinda J. Kolb, individually and as Sole Member of Pine-Fly, LLC

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF Renton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Belinda J. Kolb, individually and as Sole Member of Pine-Fly, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and that she is the Sole Member of Pine-Fly, LLC, a Limited Liability Company, and that she is authorized by Pine-Fly, LLC to execute this instrument on its behalf.

Witness my hand 12 day of March, 2021.

Notary Public
My Commission Expires: 1/31/2022

KELLY E BATES
NOTARY PUBLIC - MINNESOTA
MY COMM. EXPIRES 01/31/2022

GRANTEE:

Cynthia L. Ryan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Cynthia L. Ryan, 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 this 18 day of March, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

