Karen Johnson Davidson County
Batch# 620072 DEEDQC
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Fees: $22.00 Taxes: $0.00
20210421-0053302

This Instrument Prepared By:
Carolyn Dale, Attorney at Law
2000 Mallory Lane Suite 326
Franklin, Tennessee 37067

INSTRUMENT OF CORRECTION FOR QUITCLAIM DEED

WHEREAS, by Quitclaim Deed of record in Instrument No. 20201217-0149193, Register's Office for Davidson County, Tennessee, the Quitclaim Deed was executed by Deepanshu Sharma as part of a Marital Dissolution Agreement dated 10/17/2020 in Case Number 20-DV-498, in the Circuit Court of Wilson County, Tennessee. GRANTOR conveyed all his right, title and interest, marital and otherwise, in the described property therein, to the GRANTEE, Kathryn Elizabeth Turnbull.

WHEREAS, said Quitclaim Deed is irregular because the real property, as described therein, was improperly described; 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 Quitclaim Deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

The correct property description is as follows:

Land in Davidson County, Tennessee being the northerly 45 feet of Lot No. 25 in Johnson Bransford's Subdivision of Three Parts of Lot 158 of John McMairy's Mansion House Tract, of record in Plat Book 161, Page 146, in the Register's office for Davidson County, Tennessee, said part of said lot fronts 45 feet on the west side of Cumberland Street, now Eleventh Avenue, North, and extends back westerly between parallel lines 138 feet, more or less, to an alley in the rear.

Being the same property conveyed to Kathryn Elizabeth Turnbull and Deepanshu Sharma by Deed dated July 12, 2018, from Braden Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180713-0068082, Register's Office for Davidson County, Tennessee.

This is improved property known as: 923 11th Avenue North, Nashville, Tennessee 37208
Map/Parcel: 09204026700

IT IS EXPRESSLY AGREED that all other terms and provisions of said Quitclaim Deed of record in Instrument No. 20201217-0149193, 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 20th day of April, 2021.

"GRANTOR"

Deepanshu Sharma

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deepanshu Sharma, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this the 20th day of April, 2021

Notary Public

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Oath of Consideration

The actual consideration of value, whichever is greater, for this transfer is $-0-.

"GRANTEE"

Kathryn Elizabeth Turnbull

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Elizabeth Turnbull, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of April, 2021

Teresa Morgan
Notary Public

My Commission Expires:
7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

I, Carolyn Dale 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 documents executed and authenticated according to law.

Carolyn Dale 4-21-2021
Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, Houston AKin, a notary public for this county and state, Carolyn Dale 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: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202104210053302