Karen Johnson Davidson County
Batch# 620345 DEEDQC
04/21/2021 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210421-0053665

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Ste 2370
Hendersonville, Tennessee 37075
615.822.8822

DEED OF CORRECTION

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
T&J Properties, LLC 1114 Watkins Creek Dr. Franklin, TN 37067-7833	Same	103 02 0 191.00

This Deed is to correct the Deed recorded at Instrument Number 20210412-0048375, by correcting the name of Grantors from "Tiffany Caine and Jay Caine, wife and husband" to "Tiffany A. Caine and Jeffery Jay Caine, wife and husband."

FOR AND IN CONSIDERATION of other monetary consideration, we, Tiffany A. Caine and Jeffery Jay Caine, (the "Grantors"), do hereby quitclaim, transfer and convey all our interest in and to the following described property to T&J Properties, LLC, a Tennessee limited liability company (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows in Exhibit A.

> Being the same property conveyed to Tiffany A. Caine and Jeffery J. Caine, wife and husband, by Warranty Deed dated 08/14/2020, and executed by Raymond D. Covington and Wife, Patricia F. Covington, recorded as Instrument #20200817-0091185, Register's Office for Davidson County, Tennessee.

This is improved property known as 5615 Meadowcrest Lane, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantors have caused this instrument to be dated and effective this 20th day of April, 2021.

GRANTORS:

Tiffany A. Caine

Tiffany A. Caine

Jeffery J. Caine

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TIFFANY A. CAINE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April, 2021.

Christina Baker

Notary Public

My Commission Expires: 7/24/24

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JEFFERY JAY CAINE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April, 2021.

Christina Baker

Notary Public

My Commission Expires: 7/24/24

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202104210053665

STATE OF TENNESSEE)
COUNTY OF Sumner)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 20th day of April, 2021.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 7/24/24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202104210053665

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled the Plan of Richland Meadows, Section 2, of record in Book 2083, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT F. BROWN AND WIFE, JEWELL H. BROWN, by deed from DONNA LONG TEMPLE AND CYNTHIA LONG CARNEY, HEIRS OF EUGENE R. LONG AND WIFE, ILA MAE CURTIS LONG, of record in Instrument No. 20020603-0066730, dated May 28, 2002, said Register's Office. Being further conveyed to ROBERT F. BROWN AND WIFE, JEWELL H. BROWN AND RAYMOND D. COVINGTON, JR. AND WIFE, PATRICIA COVINGTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20030918-0138340, dated May 30, 2002, said Register's Office. RAYMOND DONALD COVINGTON AND PATRICIA FAYE COVINGTON further conveyed their interests to in COVINGTON REVOCABLE TRUST of record in Instrument No. 20060509-0054164, dated February 14, 2006, said Register's Office. The said Robert F. Brown having since died leaving Jewell H. Brown the surviving tenant by the entirety. Being further conveyed to JEWEL H. BROWN, UNMARRIED, A ONE HALF UNDIVIDED INTEREST AND RAYMOND D. COVINGTON AND WIFE, PATRICIA F. COVINGTON, A ONE HALF UNDIVIDED INTEREST, by quitclaim deed from RAYMOND DONALD COVINGTON AND PATRICIA FAYE COVINGTON, TRUSTEES OF THE COVINGTON REVOCABLE TRUST, AS TO ONE-HALF UNDIVIDED INTEREST AND JEWELL H. BROWN, UNMARRIED, AS TO A ONE-HALF UNDIVIDED INTEREST of record in Instrument No. 20100929-0077597, dated September 29, 2010, said Register's Office. Being further conveyed to RAYMOND D. COVINGTON AND WIFE, PATRICIA F. COVINGTON, by quitclaim deed from JEWELL H. BROWN, UNMARRIED, of record in Instrument No. 20161020-0110907, dated October 19, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2083, page 72; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 TENNESSEE

COUNTY OF Sumner

Personally appeared before me, Christina Baker, a notary public for this county and state, Marshall T. Cook, 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: 7/24/24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202104210053665