Karen Johnson Davidson County
Batch# 658462 DEEDQC
06/16/2021 02:06:08 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210616-0081503

PREPARED BY:
Title365
345 Rouser Road
Building 5, Suite 101
Coraopolis, PA 15108
412-329-6576

NAME AND ADDRESS OF OWNER:

Vernon Tolbert & Shetika Covington
74 French Street
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Same

Map/Parcel: 025-08-0A-008-00 and 025080A00800CO

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from Vernon Deon Tolbert to Vernon Deon Tolbert and Shetika C. Covington, husband and wife, as joint tenants, has previously been executed and put of record in Instrument No. 20210407-0046134, Register's office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the said Quitclaim Deed contained an error in the legal description for the property intended to be conveyed which was described as follows:

> The land hereinafter referred to is situated in the County of Davidson, State of Tennessee and is described as follows: Being all of Lot Nos. 5, 6, 7, 8, 16 & 19, on the plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument No. 20200714-0076956 and Instrument No. 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said Lot. APN: 025-08-0A-008-00 and 025080A00800CO.

The instrument constituting the Grantor's source of title in the property described herein as a Deed recorded at 20210115-007216 in the Register's Office of Davidson County, Tennessee.

WHEREAS, the QuitClaim Deed should have conveyed property containing the legal description as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Vernon Deon Tolbert, unmarried man, by Special Warranty Deed of record as Instrument No. 20200515-0050594, Register's Office for Davidson County, Tennessee.

WHEREAS, Vernon Deon Tolbert and Shetika ¢. Covington have agreed to correct said error and confirm that Vernon Deon Tolbert and Shetika ¢. Covington have no interest or rights to Lot Nos. 5, 6, 7, 8, 16, and 19 on the Final Plat of the Preserve, Phase 1; and

WHEREAS, Vernon Deon Tolbert desires to transfer and convey Lot 8 on the Final Plat of Parkview Preserve, Phase 1A as the correct property;

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged Vernon Deon Tolbert, hereinafter called the Grantor has bargained and sold and by these presents does transfer and convey unto Vernon Deon Tolbert and Shetika ¢. Covington, husband and wife, as joint tenants, hereinafter referred to as Grantees, their heirs, successors and assigns, that

certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.
>
> Being the same property conveyed to Vernon Deon Tolbert, unmarried man, by Special Warranty Deed of record as Instrument No. 20200515-0050594, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the parties have executed this instrument on this 8th day of June, 2021.

GRANTOR:

VERNON DEON TOLBERT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Vernon Deon Tolbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal on this the 8th day of June, 2021.

Takisha Murphy
NOTARY PUBLIC

My commission expires: My Commission Expires May 9, 2023

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEES:

VERNON DEON TOLBERT

SHETIKA C. COVINGTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Vernon Deon Tolbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal on this the 8 day of June, 2021.

Takisha Murphy
NOTARY PUBLIC

My Commission Expires
May 9, 2023
My commission expires: _____

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Shetika C. Covington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal on this the 8th day of June, 2021.

Takisha Murphy
NOTARY PUBLIC

My Commission Expires
May 9, 2023
My commission expires: _____

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me,
this 8 day of June, 2021.

Takisha Murphy
NOTARY PUBLIC
My commission expires: My Commission Expires May 9, 2023

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY