Karen Johnson Davidson County
Batch# 670125 DEEDQC
07/02/2021 10:39:31 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210702-0089940

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

| Name and Address of New Owner: | Send Tax Bills to: | Property Identification |
|---|---|---|
| Roger A. King, et al.<br>6864 River Ridge Drive<br>Nashville, TN 37221 | -same- | Undivided Interest in<br>102 16 0 050.00 |

# A D M I N I S T R A T O R ' S D E E D O F C O R R E C T I O N

WHEREAS, ROGER A. KING, Administrator of the Estate of Dorothy Laird King, deceased (the "Grantor") did bargain and sell, and did hereby convey, quitclaim and transfer certain real property to ROGER A. KING, CLIFTON W. KING, DONALD RICHARD KING and DAVID THOMAS KING (collectively the "Grantees"); and

WHEREAS, the deed making the aforesaid conveyance is of record as **Instrument No. 20190703-0065256**, Register's Office for Davidson County, Tennessee (the "Original Deed"); and

WHEREAS, it has been determined that the interests conveyed, the legal description and the derivation clause contained in the Original Deed were incorrect; and

WHEREAS, the Grantor and the Grantees desire to correct this mistake;

NOW, THEREFORE, the Grantor and the Grantees do hereby make this Deed of Correction, to wit:

1. The interests in land being conveyed, the legal description of the land and the derivation clause to the land contained in the Original Deed are hereby deleted in their entirety.

2. Instead of conveying to each of the Grantees a twenty-five percent (25%) undivided interest as a tenant-in-common in the subject real property (as provided in the Original Deed), the conveyance to each of the Grantees is corrected to be a one-eighth

(1/8) undivided interest as a tenant-in-common in the subject real property.

3. In place of the legal description in the Original Deed, the following legal description of the real property intended to be conveyed is hereby inserted:

> A FIFTY percent (50%) undivided interest in land in Davidson County, Tennessee, being Lot. No. 185 on the Plan of Hillwood Estates, Section 9, Part 2, in Book 2331, page 28, Register's Office for said County.

4. In place of the derivation clause in the Original Deed, the following is hereby inserted:

> BEING AN interest in the same property conveyed to Donald R. King and wife, Dorothy H. King, who is one and the same person as Dorothy Laird King (the "decedent") by deed of record at Book 3309, page 179, Register's Office for Davidson County, Tennessee. Under Tennessee law, the decedent and Donald R. King took title initially as tenants-by-the-entireties. Upon the entry of the final decree of divorce between them (Davidson County Circuit Court Docket 85D-1388), their ownership as tenants-by-the-entireties tenants-by-the-entireties terminated as a matter of law and they became owners of the subject property as equal tenants-in-common.
>
> THE DECEDENT died on March 30, 2019. The decedent's estate was administered before the Davidson County Probate Court, under Docket No. 19 P 729. The decedent died intestate. A certified copy of the Order appointing Roger A. King to be Administrator of the decedent's estate is recorded as Instrument No. 20190703-0065255, in said Register's Office. Roger A. King qualified to serve as Administrator of the decedent's estate.
>
> AT THE time that the decedent died, her fifty percent (50%) undivided interest as a tenant-in-common in the subject property passed to her heirs-at-law. The decedent's heirs-at-law are the Grantees.
>
> THIS IS an interest in improved property known generally as 777 Darden Place, Nashville, Tennessee 37205.

5. Each of the Grantees agrees to the terms of this instrument and relinquishes and releases any and all interest he may have acquired through the Original Deed in the property whose legal description is set out in the Original Deed.

6. Except as provided for above, no changes or modifications are intended to be made to the Original Deed.

IN WITNESS WHEREOF, the undersigned Grantor and Grantees have made this instrument, as of this the 15th day of July, 2020.

ESTATE OF DOROTHY LAIRD KING,
deceased

By: _____
Roger A. King,
Administrator

_____
ROGER A. KING

_____
CLIFTON W. KING

_____
DONALD RICHARD KING

_____
DAVID THOMAS KING

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 16th day of July, 2020, before me personally appeared Roger A. King, Administrator of the Estate of Dorothy Laird King, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

AIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-24

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 16th day of July, 2020, before me personally appeared Roger A. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

AIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-24

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 16th day of July, 2020, before me personally appeared Clifton W. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-24

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 16th day of July, 2020, before me personally appeared Donald Richard King, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-24

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 16th day of July, 2020, before me personally appeared David Thomas King, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-2024

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 28th day of July, 2020.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My commission expires:

3-6-2024