Karen Johnson Davidson County
Batch# 705346 DEEDQC
08/26/2021 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210826-0115286

QUITCLAIM DEED OF CORRECTION

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
The Dan & Roberta Living Trust	Same	131-03-B-127
4007 Hillsboro Rd		
Nashville, TN 37215		

THIS INSTRUMENT PREPARED BY:

Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.,
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires:_____

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned parties hereby enter into this Quitclaim Deed of Correction as follows:

WHEREAS, on the 20th day of August, 2021, Dan B. Andrews, unmarried, did convey unto Dan B. Andrews, Jr., Trustee of The Dan & Roberta Andrews Family Gift Trust, that certain parcel of real estate hereinafter described (the "Incorrect Deed"); and

WHEREAS, The Incorrect Deed was recorded on the 10th day of August, 2021, in Instrument No. 20210810-0107664, of the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Incorrect Deed inadvertently contained an error in that the grantee was incorrect; and

WHEREAS, the parties now execute this instrument in order to correct the error and properly vest the described property in the name of the rightful owner, Dan B. Andrews, Jr. and William M. L. Andrews, Trustees of The Dan & Roberta Andrews Living Trust; and

NOW THEREFORE, the undersigned, Dan B. Andrews, unmarried, hereby quitclaims unto Dan B. Andrews, Jr. and William M. L. Andrews, Trustees of The Dan & Roberta Andrews Living Trust, their successors and assigns forever, all of his right, title and interest in and to that certain tract or parcel of real estate described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 127 on the Plan of Arden Place, Section Two, as of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dan B. Andrews and wife, Roberta N. Andrews by Warranty Deed from James A. Huffaker and wife, Daisy B. Huffaker, dated March 13, 1997, of record in Book 10380, page 179, Register's Office for Davidson County, Tennessee. Roberta N. Andrews having since died leaving Dan B. Andrews as surviving tenant by the entirety.

This is improved property known as 4400 Belmont Park Terrace #127, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Witness my hand this 20th day of August, 2021.

Dan B. Andrews, Sr. by Attorney in Fact
Dan B. Andrews, Jr.

Dan B. Andrews, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dan B. Andrews, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Dan B. Andrews, Sr., the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Dan B. Andrews, Sr., the within named bargainor by the said Dan B. Andrews, Jr. as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2021.

Notary Public

My Commission Expires: May 5, 2025

TERESA DOBBINS
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dan B. Andrews, Jr., Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2021.

Notary Public

My Commission Expires: May 5, 2025

TERESA DOBBINS
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 5, 2025

Tennessee Certification of Electronic Document

I, Bryan D. Spicer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021 (date of document).

Affiant Signature

August 20, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

