Karen Johnson Davidson County
Batch# 730138 DEEDQC
10/05/2021 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211005-0133649

THIS INSTRUMENT PREPARED BY:

BRYAN HOWARD
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
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bryan@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 28th day of September, 2021.

Bryan Howard
Notary Public

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(6).

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 3/3/2025

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.
William Shannon Gaw, Trustee and Erin Gaw Pritchett, Trustee 950 Tyne Blvd. Nashville, TN 37220	-SAME-	161-2-117

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained an error that needs to be corrected, to wit:

1. The Deed in need of correction is described below.

   Executor's Quitclaim Deed recorded on December 8, 2020, from William Shannon Gaw and Erin Gaw Pritchett, Successor Co-Executors,

d.b.n., of the Estate of William R. Gaw, deceased, as grantor, to William Shannon Gaw and Erin Gaw Pritchett, Successor Co-Executors, d.b.n., of the Linda D. Gaw Revocable Trust dated December 29, 2017, as amended from time to time, as grantee, of record as Instrument Number 20201208-0142421, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcel known as 636 McMurray Drive, Nashville, Davidson County, Tennessee, which is listed as Davidson County Map and Parcel ID as 161 02 0 117.00, was conveyed to the wrong trust as grantee in contradiction to the deceased's Last Will and Testament duly admitted to probate.

Here is the incorrect and inaccurate grantee listed in the deed described in Paragraph 1. hereinabove:

William Shannon Gaw and Erin Gaw Pritchett, Successor Co-Executors, d.b.n., of the Linda D. Gaw Revocable Trust dated December 29, 2017, as amended from time to time, and to her successors in trust ...

Here is the corrected and accurate grantee that should be listed in the deed described in Paragraph 1. hereinabove:

William Shannon Gaw and Erin Gaw Pritchett, Successor Co-Trustees of the Bypass Trust under the Will of William R. Gaw, and to their successors in trust ...

Corrected Deed of Conveyance

KNOW ALL PERSONS by these presents that **William Shannon Gaw and Erin Gaw Pritchett, Successor Co-Executors, d.b.n., of the Estate of William R. Gaw (the "decedent"),** who died on August 7, 2015, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on August 19, 2015, under docket No. 15P-1390, Clerk and Master's Office for said county, remises and quitclaims unto **William Shannon Gaw and Erin**

Gaw Pritchett, Successor Co-Trustees of the Bypass Trust under the Will of William R. Gaw, and their successors in trust, all of the right, title and interest of the decedent and the decedent's estate, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 28th day of September, 2021.

ESTATE OF WILLIAM R. GAW

William Shannon Gaw, Co-Executor

Nancy Erin Gaw Pritchett

Erin Gaw Pritchett, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Shannon Gaw, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2021.

My Commission Expires:

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 3/3/2025

Bryan Howard
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin Gaw Pritchett, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2021.

My Commission Expires:

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 3/3/2025

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 3/3/2025

Bryan Howard
Notary Public

EXHIBIT A

Legal Description

Being Lot No. 11 on the Plat of Section One, McMurray Place, of record in Plat Book 5200, page 409, Register's Office for Davidson County.

Said Lot No. 11 fronts 70.01 feet on the northerly margin of McMurray Drive and extends back 153.86 feet on the westerly line, and 114.74 feet on the easterly line, to a line on the rear, which is a broken line, on which it measures 86.70 feet.

Being the same property conveyed to William R. Gaw, by Warranty Deed from Mary B. Wood Miller, of record in Book 6028, page 96, Register's Office for Davidson County. William R. Gaw died on August 7, 2015 and devised his entire interest in the subject property to the Bypass Trust under the Will of William R. Gaw by Will recorded in the Seventh Circuit Court for Davidson County, Tennessee Clerk's Office (Probate Division) on August 19, 2015 under Docket No. 15P-1390.

This is improved property known as 636 McMurray Drive, Nashville, Tennessee 37211.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 9/28/2021 (date of document).

Bryan Howard
Affiant Signature

9/30/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2021.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

