Karen Johnson Davidson County
Batch# 733676 DEEDQC
10/11/2021 12:21:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136403

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Deborah Gail Christian and Wade Stewart Christian
317 Linda Lane
Madison, TN 37115

Map and Parcel
04216011300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Deborah Gail Christian
Affiant

Subscribed and sworn to before me this 5 day of October, 2021.

Notary Public

My commission expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **Wade Stewart Christian**, to **Deborah Gail Christian and Wade Stewart Christian, with a Life Estate reserved to Wade Stewart Christian**, was previously executed and put of record in **Instrument No. 20170222-0017759**, Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Quitclaim Deed was deficient or contained an error in that the legal description is incorrect.

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 and to hereby correct and replace the legal description of the property conveyed **Wade Stewart Christian**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deborah Gail Christian and Wade Stewart Christian, with a Life Estate reserved to Wade Stewart Christian**, hereinafter referred to as Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, correctly described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Subdivision Plat, Resubdivision of Lot 6 and 7 of the Blair Heights, Section IV, of record in Plat Book 2331, Page 60, and Revised Plat in Instrument No. 20081028-0107361, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wade S. Christian, a married man by Warranty deed from Margaret I. Chance and husband Homer E. Chance of record in Instrument No. 20080225-0018146 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 25, 2008.

Being the same property conveyed to Deborah Gail Christian and Wade Stewart Christian, a married couple by Quitclaim deed from Wade Stewart Christian, a married person of record in Instrument No. 20170222-0017759 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 22, 2017, a life estate being reserved unto Wade Stewart Christian.

This is improved property commonly known as: **202 Donna Drive, Madison, Tennessee 37115.**

Witness our hands this 5 day of October, 2021.

GRANTOR:

Wade S Christian

WADE STEWART CHRISTIAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WADE STEWART CHRISTIAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of October, 2021.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

GRANTEES:

Deborah Gail Christian
DEBORAH GAIL CHRISTIAN

Wade Stewart Christian
WADE STEWART CHRISTIAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH GAIL CHRISTIAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of October, 2021.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WADE STEWART CHRISTIAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of October, 2021.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY