Karen Johnson Davidson County
Batch# 758557 DEEDWARR
11/19/2021 02:25:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211119-0154327

This Instrument Was Prepared By:
J. Greg Hardeman, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION

WHEREAS, by a deed of record in Instrument No. 20210719-0096665, Register's Office for Davidson County, Tennessee, Sanders, LLC, a Tennessee limited liability company ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to Jim Simpson and Mary Elizabeth Long Simpson, husband and wife ("Grantee"); and

WHEREAS, said deed contained an error in the description of the real estate intended to be conveyed which was therein described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 and the southerly half of Lot No. 50 on the map of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to N. Eddie Montgomery, Trustee, by Warranty Deed from Rena Elizabeth Fuqua, of record in Book 6562, Page 744, in the Register's Office of Davidson County, Tennessee, dated May 20, 1985 and recorded on May 22, 1985.

Being the same property conveyed to Lee E. Cranford, Trustee, by Quit Claim Deed from N. Eddie Montgomery, Trustee, of record in Book 6661, Page 183, in the Register's Office of Davidson County, Tennessee, dated September 10, 1985 and recorded on September 20, 1985.

Being the same property conveyed to Robert Hite, by Quit Claim Deed from Lee E. Cranford, Trustee, of record in Book 6661, Page 183, in the Register's Office of Davidson County, Tennessee, dated September 10, 1985 and recorded on September 20, 1985.

Being a part of property conveyed to Sanders LLC by Quit Claim Deed from Robert S. Hite a/k/a Robert Hite, of record in Instrument No. 20200709-0074392, in the Register's Office of Davidson County, Tennessee, dated July 03, 2020 and recorded on July 09, 2020.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Sanders, LLC, a Tennessee limited liability company, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, Jim Simpson and Mary Elizabeth Long Simpson, husband and wife, their heirs and assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot No. 49 and part of Lot No 50 Subdivision of Maplewood Home Tract of record in Plat Book 6200, Page 278, 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 N. Eddie Montgomery, Trustee by Warranty deed from Rena Elizabeth Fuqua of record in Book 6562, page 744, Register's Office for Davidson County, Tennessee, dated May 20, 1985 and recorded on May 22, 1985. (Value or consideration shown in aforementioned deed $45,000.00.)

Being the same property conveyed to Lee E. Cranford by Quitclaim deed from N. Eddie Montgomery, Trustee of record in Book 6661, page 183, Register's Office for Davidson County, Tennessee, dated September 10, 1985 and recorded on September 20, 1985. Within the same Deed, Lee E. Cranford conveyed to Robert Hite.

Being a portion of the same property conveyed to Sanders LLC by Quitclaim deed from Robert S. Hite a/k/a Robert Hite of record in Instrument No. 20200709-0074392 Register's Office for Davidson County, Tennessee, dated July 03, 2020 and recorded on July 09, 2020.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Book 318, page 27, Register Office for Williamson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set his signature on this 12th day of November, 2021.

SANDERS, LLC

BY: Robert S. Hite, Sole member

ROBERT S. HITE, SOLE MEMBER

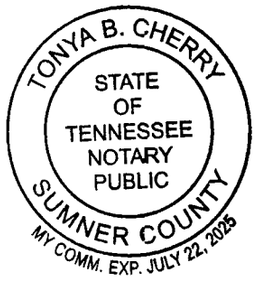
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Sanders, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 12th day of November, 2021.

Commission expires:



Notary Public