THIS INSTRUMENT PREPARED BY AND RETURN FILED COPY TO:
Burkhalter & Ryan, P.C.
Post Office Box 40948
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 765964 DEEDQC
12/02/2021 10:14:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211202-0159627

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me, this 16th day of NOV. 2021, at _____.

Notary Public

My commission expires: 5/24/2024

TAMARA M. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

CORRECTED QUITCLAIM DEED

ADDRESS NEW OWNER:
JAMES M. BURNETTE, ET UX
1512 OAKLAND ACRES DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
JAMES M. BRUNETTE, ET UX
1512 OAKLAND ACRES DRIVE
MADISON, TN 37115

MAP/PARCEL:
MAP: 51-15
PARCEL: 032

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, MARY SUE BURNETTE, of Davidson County, Tennessee, (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey unto JAMES M. BURNETTE and wife, MARY SUE BURNETTE, (hereinafter referred to as "Grantees"), heirs, executors, administrators and assigns, all rights and interests that he or she might have in the following parcel of real property, to wit:

SEE ATTACHMENT "A" FOR A COMPLETE LEGAL DESCRIPTION

This is improved property known as 1512 Oakland Acres Drive, Madison, TN 37115.

THIS DEED CORRECTS the Quitclaim Deed that was recorded by Quitclaim Deed from Mary Sue Burnette to JAMES M. BURNETTE and wife, MARY SUE BURNETTE and recorded on May 19 , 2016 and bearing Instrument # 20160519-0050235 in the Davidson County Register of Deeds Office, Tennessee. The correction being the street address of the conveyed property is changed from 1612 to 1512.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED PREPARED FROM PREVIOUS DEED OF RECORD.

IN WITNESS WHEREOF the said Grantor has hereunto set their hands this the 16 day of Nov., 2021.

Mary Sue Burnette
MARY SUE BURNETTE, GRANTOR

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, MARY SUE BURNETTE, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 16th day of November, 2021.

Tamara M Brown
Notary Public
My Commission Expires: 5/7/24

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

ATTACHMENT "A"
(Legal Description of 1512 Oakland Acres Drive, Madison, TN 37115)

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Oakland Acres, Section Eleven (11) as of record in Book 3700, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 22 fronts 113.0 feet on the west side of Oakland Acres Drive an extends between parallel lines 194.82 feet to a dead line in the rear of which it measures 113.0 feet.

Being the same property conveyed to Mary Sue Burnette by Quitclaim Deed from James M. Burnette, Jr. and wife, Mary Sue Burnette of record in Book 5438, Page 873, Register's Office for Davidson County, Tennessee.

The aforesaid description was taken from prior deed of record and is not the result of a new survey.

This is improved property known as 1512 Oakland Acres Drive, Madison, TN 37115.