Karen Johnson Davidson County
Batch# 776411 DEEDQC
12/17/2021 02:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211217-0167356

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**MICHELLE DARCY** **RELTCO, INC.** **12886 COMMODITY PLACE** **TAMPA, FL 33626**	Cannonball White and Phyllis L. Frazier 5215 Michigan Avenue Nashville, TN 37209

Order Number: 213308TN

CORRECTIVE QUIT-CLAIM DEED*

**** This deed is being recorded to correct the name of the grantee Donnie White to Cannonball White and add the marital status of the parties on the deed recorded on November 7, 1994 in Book 9514 Page 414 Davidson County Records***

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Phyllis L. Frazier, married to Cannonball White,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Cannonball White and Phyllis L. Frazier, Husband and Wife,** as joint tenants with right of survivorship, whose address is 5215 Michigan Avenue, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being part of 53rd Avenue, North now closed, as shown on the Plan of Block 166, Plan Number 1, West Nashville, as of record in Book 57, Page 74, and 75, Register's Office for Davidson County, Tennessee.

Said part of 53rd Avenue, North, fronts 50 feet on the southerly side of Michigan Avenue and runs back between parallel lines, with the westerly line of Lot No. 1124, 150 feet to a dead line.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 091 07 0 358.00
Street address of property: 5215 Michigan Avenue, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Book 8096, Page 26 in the Register's Office, Davidson County, Tennessee.

Signed this 4 day of November, 2021.

Signature of Grantors:

Cannonball White

Phyllis L. Frazier

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4 day of November, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cannonball White and Phyllis L. Frazier known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 091 07 0 358.00
Street address of property: 5215 Michigan Avenue, Nashville, TN 37209

Oath of Consideration

I or we, Cannonball White & Phyllis Frazier, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 4 day of November, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 4 day of November, 2021.

Notary Public

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

EXHIBIT “A”

Legal Description

The following described tract of land:

Land in Davidson County, Tennessee, being part of 53rd Avenue, North now closed, as shown on the Plan of Block 166, Plan Number 1, West Nashville, as of record in Book 57, Page 74, and 75, Register’s Office for Davidson County, Tennessee.

Said part of 53rd Avenue, North, fronts 50 feet on the southerly side of Michigan Avenue and runs back between parallel lines, with the westerly line of Lot No. 1124, 150 feet to a dead line.

This being the same property conveyed to Donnie W. White and Phyllis L. Frazier, as tenants in common from Phyllis L. Frazier by written Power of Attorney to Donnie W. White as shown by deed dated November 4th, 1994 and recorded in the Office of the ROD for Davidson County on November 7th, 1994 in Book 9514 at Page 414

Parcel # : 091 07 0 358.00

Tennessee Certification of Electronic Document

I Michelle Darcy, 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 11/4/2021 (date of document).

Michelle Darcy
Affiant Signature

11/17/2021
Date

State of FLORIDA

County of HILLSBOROUGH

Sworn to and subscribed before me this 17 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 01/28/2023

NOTARY'S SEAL

Notary Public State of Florida
Michael Howell
My Commission GG 295516
Expires 01/28/2023