39B

Karen Johnson Davidson County
Batch# 812592 DEEDQC
02/28/2022 02:21:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220228-0022545

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

This Corrective Quitclaim Deed amends and corrects the Quitclaim Deed dated April 20, 2020 of record in Instrument No. 20200511-0048690, Register's Office for Davidson County. The Quitclaim contained an error in the name of the Grantor and failed to acknowledge the successor trustee.

CORRECTIVE QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Catherine R. Dabrowski 1615 5th Avenue North Nashville, TN 37208	New Owner	082-05-0-045.00-CO

WHEREAS, by a deed of record at Instrument No. 20200511-0048690 filed in the records of Davidson County, Tennessee on April 20, 2020, **Kevin H. Dabrowski, as Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust** ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to **Catherine R. Dabrowski, a single woman** ("Grantee"); and

WHEREAS, by mistake on the part of the scrivener of such deed, said deed contained an error in the name of the Grantor and failed to acknowledge the successor trustee; and

WHEREAS, Kevin H. Dabrowksi died on June 23, 2019, survived by Catherine R. Dabrowski, Successor Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust, dated November 10, 2018; and

WHEREAS, the Grantor and Grantee desire to correct said error, and consummate the conveyance as originally intended.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Catherine R. Dabrowski, Successor Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust**, by these presents does hereby quitclaim and convey unto **Catherine R. Dabrowski, a single woman**, her heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of North Nashville Real Estate Company's property of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 150 fronts 50 feet on the Westerly side of 5th Avenue, North, formerly Summer Street and runs back 181 1/2 feet on the Northerly line and 181 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Kevin Henryk Dabrowski, a single man by Warranty deed from Nashville 5th, LLC, a Tennessee limited liability company of record in Instrument No. 20160407-0033326 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 07, 2016.

Being the same property conveyed to Kevin H. Dabrowski, as Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust by Quitclaim deed from Kevin H. Dabrowski, a/k/a Kevin Henryk Dabrowski of record in Instrument No. 20181217-0122374 Register's Office for Davidson County, Tennessee, dated November 10, 2018 and recorded on December 17, 2018.

Being the same property conveyed to Catherine R. Dabrowski, a single woman by Quitclaim deed from Kevin H. Dabrowski, as Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust of record in Instrument No. 20200511-0048690 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on May 11, 2020.

Being also known as 1615 5th Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 18th day of February, 2022.

Affiant

My commission expires: (Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-08-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of February, 2020.

The Kevin H. Dabrowski 2018 Declaration of Trust

Catherine R. Dabrowski, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine R. Dabrowski, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee of The Kevin H. Dabrowski 2018 Declaration of Trust, a Trust, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 18th day of February, 2020.

Notary Public

My Commission Expires:

5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON