ADDRESS NEW OWNER AS:
McKenna Maples
4010 Brick Church Pike
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map: 041-00-0
Parcels: 037.00 and 157.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 826378 DEEDWARR
03/22/2022 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220322-0032808

DEED OF CORRECTION
(As to an Undivided One-Half Interest)

THIS DEED OF CORRECTION, is made by and between **BETTY JEAN JOHNSTON BURNSED**, hereinafter called the Grantor, to **MCKENNA DANIELLE MEDLEY MAPLES,** a married woman, hereinafter called the Grantee;

RECITALS:

WHEREAS, by Deed dated the 1st day of March 2019, and recorded on March 11, 2019 at Instrument No. 20190311-0021685, in the Register's Office for Davidson County, Tennessee, the Grantor conveyed her interest (being an undivided one-half interest) in and to certain real property, as described therein, to the Grantee ("Original Deed"); and

WHEREAS, said Original Deed is irregular in that only one tract of real estate was conveyed therein, while the parties had contracted for, and had intended for two tracts of real estate to be conveyed.

WHEREAS, this Deed of Correction is being executed in order to convey the Grantor's interest in the second tract of real estate that was omitted from the original deed.

NOW, THEREFORE, this Deed of Correction:

WITNESSETH:

For and in consideration of the foregoing, and for other good and valuable consideration, the Grantor has this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, all of her right, title and interest in and to certain

tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1:

Beginning at an iron pin in the west margin of Brick Church Pike in the south line of a 25 foot strip shown on said survey which said strip lies south of the Sadler Lands thence westerly parallel to Sadler's south line along the south margin of said 25 foot strip, 283.7 feet to an iron pin; thence south 90 feet to an iron pin at the northwest corner of the lot conveyed to Jeffie W. Carr and wife, by deed from D. E. Rawls and wife, of record in Book 2541, page 523, as subsequently revised and corrected by deed of correction dated October 1956; thence along Carr's northerly line, easterly 278.5 feet to an iron pin in the west margin of Brick Church Pike; thence with the margin of the same, northerly 90 feet to the point of beginning.

Tract 1 being the same property conveyed to Louie E. Johnston, Sr., and wife, Vilma D. Johnston by deed from Dean F. Bishop and wife, Temple Lois Bishop, dated March 31, 1962, of record in Book 3370, page 305, Register's Office for Davidson County, Tennessee. Vilma D. Johnston predeceased Louie E. Johnston, Sr., thereby vesting title solely in Louie E. Johnston, Sr., as surviving tenant by the entireties.

TRACT 2:

Land in the 10 Civil District of Davidson County, Tennessee, and being more particularly described according to a survey made by Rodney F. Martin, Surveyor, Tennessee Number 1426, dated July 5,1993, as follows:
Beginning at an iron rod in the west margin of Brick Church Pike (30 feet from the center), being the northeast corner of this tract and also being the southeast corner of the D.E. Rawls, Jr. property of record in Deed Book 8429, page 554, Register's Office for Davidson County, Tennessee, which is also the southeast corner of Lot One of Section One of Skyline Subdivision of record in Plat Book 2854, page 117, Register's Office of Davidson County, Tennessee: thence with margin of said pike South 00 degrees 57 minutes 33 seconds West for a distance of 25.06 feet to an iron rod in the northeast corner of the Louie E. Johnston, Sr. property of record in Deed Book 3370, page 306, Register's Office of Davidson County, Tennessee; thence leaving said pike and with the north line of said Johnston property South 88 degrees 30 minutes 44 seconds West for a distance of 283.15 feet to an iron pin at a post in the east line of the D.E. Rawls heirs property; thence severing said Rawls heirs property North 01 degrees 59 minutes 56 seconds West for a distance of 24.14 feet to an iron pin at a post in the south property line of said D.E. Rawls, Jr.; thence North 88 degrees 19 minutes 36 seconds East for a distance of 284.44 feet to the point of beginning, containing 0.160 acres more or less.

This property is subject to a 20' sanitary sewer easement of record in Deed Book 8447, page 726, Register's Office of Davidson County, Tennessee.

Tract 2 being the same property conveyed to Louie E. Johnston, by Quitclaim Deed from David A. Summers and wife, Mandi K. Summers Block, dated January 28, 2012, of record in Instrument No. 20120222-0015499, Register's Office for Davidson County, Tennessee. Louie E. Johnston is one and the same person.as Louie E. Johnston, Sr.

Louie E. Johnston, Sr., died testate, a citizen and resident of Davidson County, Tennessee, on July 28, 2018, and by the terms of his Last Will and Testament of record in Probate Docket #18P-1351, in the Probate Court Clerk's Office, he devised his residuary estate, which included the above-described real estate to Betty Jean Johnston Burnsed, One-Half; and to Louie Estel Johnston, Jr., One-Half. Louie Estel Johnston, Jr. died on February 8, 2021. A second deed of Correction will be executed and recorded to convey the one-half interest of Louie Estel Johnston, Jr.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenant with the Grantee, heirs and assigns, that, she has, and on the 1st day of March, 2019, she had a good and perfect right to convey same, and that said property was unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Betty Jean Johnston Burnsed
BETTY JEAN JOHNSTON BURNSED

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jean Johnston Burnsed** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 11 day of MARCH, 2022.

Qutaibah Badwan
NOTARY PUBLIC

My Commission Expires: 10/07/2023

QUTAIBAH BADWAN NOTARY PUBLIC EXP: Oct. 7, 2023 GWINNETT COUNTY, GA

Certificate of Authenticity

I, Gary L. Dilliha, 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 3-11-2022.

Date

Affiant Signature

3-14-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of March, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY