Karen Johnson Davidson County
Batch# 851621 DEEDQC
05/06/2022 09:53:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052386

This instrument prepared by Richard A. Northcutt, Attorney
217 Pineway Drive, Nashville, TN 37217

DEED OF CORRECTION

For Quitclaim Deed dated December 21, 2021 of record in Instrument No. 20211222-0168919, Register's Office for Davidson County, Tennessee
Map #120015000500

WHEREAS, E. KEITH USELTON, AS SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MAY 30, 1996, AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RACHEL S. BARRETT AND WILLIAM KENNETH NELMS, III, INDIVIDUALLY, as GRANTORS did, on or about the 21ST day of December, 2021, execute and deliver to NANCY B. NELMS, MARRIED, as GRANTEES, for the consideration therein mentioned, a deed to certain property situated in Davidson County, Tennessee, and hereinafter more particularly described, which said conveyance is recorded in Instrument No. 20211222-0168919, Register's Office for Davidson County, Tennessee; and,

WHEREAS, in such conveyance, by mistake or inadvertence, the LEGAL DESCRIPTION and DERIVATION of the property is written as:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 85 on the Map of Miro Meadows, Third Addition, as of record in Book 1424, Page 116, Register's Office for said County.

Said Lot No. 85 fronts 70 feet on the Westerly side of McGavock Pike and runs back between lines 146.8 feet on the Southerly 158.35 feet from the Northerly line to a dead line in the rear on which it measures 77 feet.

Being the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement by Quitclaim Deed from Malcolm L. Barrett and wife, Rachel S. Barrett, Individually, of record in Book 10284, Page 404, dated November 12, 1996, see also Deed a record in Book 5104, Page 189, Registers Office for Davidson County, Tennessee.

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said errors:

NOW, THEREFORE, the said E. KEITH USELTON, AS SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MAY 30, 1996, AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RACHEL S. BARRETT AND WILLIAM KENNETH NELMS, III, INDIVIDUALLY, GRANTORS, in consideration of the premises of One ($1.00) dollar to them paid by the said GRANTEES, which is hereby acknowledged, hereby grants, sells and conveys and confirms unto the said NANCY B. NELMS, MARRIED, GRANTEES, their heirs and assigns forever, all of the following tract of land situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Airport Estates, as of record in Book 1130, Page 83, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of McGavock Pike, the common corner of Lots Nos. 158 and 159; thence westerly with the line between said lots, 165.9 feet to a point in the line of Lot No. 157; thence with the line between Lots Nos. 157 and 158, southerly 74 feet to the northerly margin of Cummins Drive; thence with the margin of said Drive, easterly 140.8 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly 39.16 feet to another concrete monument set in the westerly margin of McGavock Pike; thence with the margin of said Pike, northerly 49.2 feet to the beginning.

Being the same property conveyed to M. L. Barrett and wife, Rachel S. Barrett, by Deed from Columbus Powell Thompson, et ux, of record in Book 5104, Page 189, Registers Office for Davidson County, Tennessee. The said Malcom L. Barrett, Sr. having since died on November 4, 2003, and the said Rachel S. Barrett having since died on July 2, 2007, with the beneficiaries under the Barrett Joint Revocable Living Trust Agreement u/a/d May 30, 1996 having since disclaimed their shares in the aforesaid Trust as evidenced by that certain Settlement Agreement and Release dated February 14, 2013, as approved and filed under seal by Agreed Final Order entered by the Davidson County Probate Court in the Matter of the Estate of Rachel S. Barrett, deceased, Case No. 07P-1828, wherein the real properties left to the corpus of the aforesaid Trust were divided among the beneficiaries of the Trust into three (3) "family groups," with one of which family groups being comprised of Nancy B. Nelms and William Kenneth Nelms, III, and in which family group the subject property was included by way of such Settlement Agreement and Release.

Together with all singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the same unto the said NANCY B. NELMS, MARRIED, GRANTEES, and to their heirs and assigns, forever.

This is a correction deed given and accepted as such in substitution for such earlier deed of record in Instrument No. 20211222-0168919, dated December 21, 2021, and it shall be effectual as of, and retroactive to, such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

IN WITNESS WHEREOF the said parties have hereunto set their hands this ~~20th~~ 3rd day of April, 2022, and this 3rd day of May, 2022.

GRANTEE

Nancy B Nelms
Nancy B. Nelms

GRANTORS

Barrett Joint Revocable Living Trust

BY: E Keith Uselton
E. Keith Uselton, Successor Trustee

Estate of Rachel S. Barrett

BY: E Keith Uselton
E. Keith Uselton, Personal Representative

William K. Nelms III (by POA)
William Kenneth Nelms, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton, Successor Trustee of the Barrett Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee, of the Barrett Joint Revocable Living Trust, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of E. Keith Uselton, as Successor Trustee.

Witness my hand and official seal this ~~20th~~ 3rd day of ~~April~~ May, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Personal Representative for the Estate of Rachel S. Barrett the within named bargainer, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of ~~April~~ May, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 William Kenneth Nelms, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 Nancy B. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Nancy B Nelms
Affiant

Subscribed and sworn to before me, this, 20th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY