STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0.00

AFFIANT

Sworn to and subscribed before me this 4th day of May, 2022.

NOTARY PUBLIC My commission expires: 3-28-26

Map and Parcel No. 131 14 0 068.00

Address of New Owner:
Clayton C. Cummings & Lisa M. Cummings
1327 Burton Valley Road
Nashville, TN 37215

Send Tax Notices To:
ServisFirst Bank
2500 Woodcrest Drive
Birmingham, AL 35209

WARRANTY DEED OF CORRECTION

On August 5, 2019, Maggie Corbin, Trustee of the Christine Coflin Revocable Trust, executed a Warranty Deed conveying the real property described below to Clayton C. Cummings and Lisa M. Cummings, hereinafter referred to as Grantees, said Warranty Deed having been recorded on August 6, 2019, as Instrument No. 20190806-0078203, in the Register's Office for Davidson County, Tennessee.

Due to mistake and inadvertence, the Grantees of the transaction were incorrectly identified in the initial paragraph of the Warranty Deed as being "J.W. Coflin, Jr. and wife, Christine F. Coflin." As explained in the derivation clause of the legal description, J.W. Coflin, Jr. and wife, Christine F. Coflin were prior owners of the subject property who had died. Title to the subject property passed through the decedent's estate of Christine F. Coflin, to Maggie Corbin, Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018, and;

Grantor desires to and does hereby correct the said error in the subject Warranty Deed by executing this Deed of Correction in proper form, as set out below. All terms and conditions of the said Warranty Deed not inconsistent with the corrections made herein remain in full force and effect.

WHEREAS, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018, and Maggie Corbin, as Executor of the Estate of Christine Coflin, in the Probate Court for Davidson County, Tennessee, Docket No. 19P-684, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Clayton C. Cummings and Lisa M. Cummings, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

Said Lot No. 81 fronts 120 feet on the south side of Burton Valley Road and runs back between lines, 318.7 feet on the east line and 373.9 feet on the west line to a dead line in the rear on which it measures 156 feet.

Being the same property conveyed to J. W. Coflin, Jr., and wife, Christine F. Coflin by Warranty Deed from Karl E. Haury and Reese L. Smith, Jr., dated September 2, 1958 and recorded September 2, 1958, in Book 2803, Page 56, in said Register's Office for Davidson County, Tennessee. The said J. W. Coflin having died on August 1, 1990 leaving Christine F. Coflin as the surviving tenant by entirety. The said Christine F. Coflin having died February 11, 2019, leaving Maggie Corbin as executor of her estate, her Last Will and Testament being probated in Case No. 19P684, Seventh Circuit Court for Davidson County, Tennessee. The said Last Will and Testament of Christine F. Coflin having devised the subject property to Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018.

Karen Johnson Davidson County
Batch# 855485 DEEDWARR
05/13/2022 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055409

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1327 Burton Valley Road, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018, and Maggie Corbin, as Executor of the Estate of Christine Coflin, in the Probate Court for Davidson County, Tennessee, Docket No. 19P-684, have hereunto set their signature, on this, the 4th day of May, 2022.

Maggie Corbin

Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018 (Grantor)

Maggie Corbin

Maggie Corbin, as Executor of the Estate of Christine Coflin, Probate Court for Davidson County, Tennessee, Docket No. 19P-684 (Grantor)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Maggie Corbin, as Trustee of the Christine Coflin Revocable Trust U/A/D February 17, 2018, and the same Maggie Corbin, as Executor of the Estate of Christine Coflin, in the Probate Court for Davidson County, Tennessee, Docket No. 19P-684, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 4th day of May, 2022.

My commission expires: 10/2/2023

NOTARY PUBLIC

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Clayton C. Cummings (Grantee)

Lisa M. Cummings (Grantee)

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Clayton C. Cummings and Lisa M. Cummings, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 15th day of April, 2022.

My commission expires: 10/2/2023

NOTARY PUBLIC

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow, LLC
277 Mallory Station
Franklin TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 5/4/2022.

Date

Jamika Jones
Affiant Signature

05/05/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205130055409