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# 871338 DEEDQC
06/14/2022 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220614-0067566

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

THIS QUITCLAIM DEED OF CORRECTION, is made by and between **KAREN LORRAINE JOHNSTON,** unmarried, **KAREN LORRAINE JOHNSTON, AS EXECUTOR OF THE ESTATE OF LOUIE ESTEL JOHNSTON, JR.** and **KAREN LORRAINE JOHNSTON, TRUSTEE OF THE TESTAMENTARY TRUST OF LOUIE ESTEL JOHNSTON, JR.**, 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, Louie Estel Johnston, Jr. conveyed his 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 Tract 1 described hereinbelow was conveyed, while the parties had contracted for, and had intended for, both Tract 1 and Tract 2 described hereinbelow to be conveyed.

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

NOW, THEREFORE, this Quitclaim 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 quitclaim 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 Karen Lorraine Johnston, One-Half; and to Louie Estel Johnston, Jr., One-Half. Louie Estel Johnston, Jr. died on February 8, 2021. The Last Will & Testament of Louie Estel Johnston, Jr. was admitted to probate to establish muniment of title in Case No. 75PR1-2022-PR-361, in the Probate Court for Rutherford County, Tennessee, by Order dated May 20, 2022. Karen Lorraine Johnston is executing the deed individually as a beneficiary, and on behalf of the estate as Executor and Trustee. Also see Deed of Correction as to the remaining undivided one-half interest from Betty Jean Johnston Burnsed to McKenna Danielle Medley Maples, of record at Instrument No. 20220322-0032808, Register's Office for Davidson County, Tennessee.

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

Karen Lorraine Johnston

TESTAMENTARY TRUST OF LOUISE ESTEL JOHNSTON, JR.

By: Karen Lorraine Johnston
Trustee

ESTATE OF LOUISE ESTEL JOHNSTON, JR.

By: Karen Lorraine Johnston
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Lorraine Johnston** 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: (1) individually, (2) in her capacity of Trustee under any Trust created under the Will of Louie Estel Johnston, Jr., and (3) as named Executor in the Will of Louie Estel Johnston, Jr., for herself and in such testamentary capacities on behalf of the Estate of Louie Estel Johnston, Jr., for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2 day of June, 2022.

MARY MEYER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Mar. 25, 2026

My Commission Expires: 3/25/2026

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF Sumner)

The undersigned, after being first duly sworn according to law, does make oath and affirm that the actual consideration for this transfer is **$--0--**.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 2 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 3/25/2026

MARY MEYER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Mar. 25, 2026

Certificate of Authenticity

I, Gary h. 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 6-2-2022.

Date

Affiant Signature

6-7-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 7th day of June, 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