Karen Johnson Davidson County
Batch# 891384 DEEDWARR
07/20/2022 08:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220720-0082957

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

DEED OF CORRECTION

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jimmy R. Stevenson Revocable Trust 173 Privateer Lane Mt. Juliet, TN 37122	Same	107-09-0-093.00

WHEREAS, a Warranty Deed conveying the within described property from Donna L. Stevenson to the Trustee of the Restated Donna L. Stevenson Revocable Trust u/t/a dated December 15, 2021, has previously been executed and put of record in Instrument No. 20220421-0046456, Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, both the Grantor and the Grantee were incorrectly named on the Deed.

WHEREAS, said property was owned by Jimmy R. Stevenson in his individual name at his passing instead of in joint name with his wife Donna L. Stevenson, and therefore instead of passing to Donna L. Stevenson by operation of law if held in joint name, said property passed pursuant to the terms of Jimmy R. Stevenson's Last Will and Testament.

WHEREAS, Donna L. Stevenson, individually, as Trustee of the Restated Donna L. Stevenson Revocable Trust, as Executrix of the Estate of Jimmy R. Stevenson, and as Trustee of the Jimmy R. Stevenson Revocable Trust u/t/a dated February 21, 2007, desires to record this Deed of Correction to correct the vested ownership of the property.

NOW THEREFORE, pursuant to the Last Will and Testament of Jimmy R. Stevenson duly probated in the Probate Court of Wilson County, Tennessee, docket number 2019PR243, DONNA L. STEVENSON, EXECUTRIX OF THE ESTATE OF JIMMY R. STEVENSON, hereinafter "Grantor", does hereby transfer, convey and quitclaim unto the TRUSTEE OF THE JIMMY R. STEVENSON REVOCABLE TRUST u/t/a dated February 21, 2007, hereinafter "Grantee", her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 83, on the Plan of Patricia Heights, Section 1 of record in Plat Book 2331, Page 130-131, Register's Office for said County.

Said Lot No. 83, fronts 99.9 feet on the west side of Rexdale Drive and runs back 167.2 feet on the north line and 164.7 feet on the south line to a dead end, which is a broken line, measuring 100.4 feet.

Being the same property conveyed to Jimmy Russell Stevenson from Richard W. Stevenson and wife, Jean H. Stevenson, by Warranty Deed of record in Book 4417, Page 37, Register's Office for Davidson County, Tennessee. Jimmy Russell Stevenson died June 25, 2019.

This Conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

This improved property is known as 917 Rexdale Drive, Nashville, TN 37217.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 18th day of July, 2022.

GRANTOR:

ESTATE OF JIMMY R. STEVENSON

Donna L. Stevenson, Executrix

DONNA L. STEVENSON, Executrix

Donna L. Stevenson, individually, and as Trustee of the Restated Donna L. Stevenson Revocable Trust u/t/a dated December 15, 2021, joins herein for purposes of acknowledging the above and being in agreement with the corrections made by this Deed of Correction.

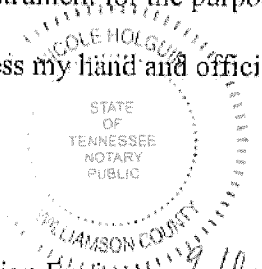
Donna L. Stevenson

DONNA L. STEVENSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONNA L. STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of Jimmy R. Stevenson and that as such Executrix she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of July, 2022.



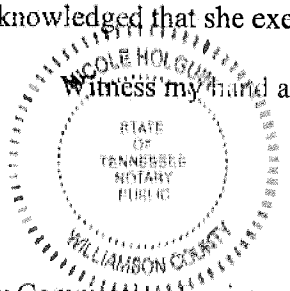
Nicole Holg
Notary Public

My Commission Expires: 9.10.2025

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONNA L. STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of July, 2022.



Nicole Holg
Notary Public

My Commission Expires: 9.10.2025

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C)(iv). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Hay, 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 July 18, 2022 (date of document).

Affiant Signature

9/18/2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of JULY, 2022

Notary's Signature

ALEXANDREA HAMMERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 9, 2024