Karen Johnson Davidson County
Batch# 951863 DEEDQC
12/15/2022 11:05:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221215-0129898

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Map: 147100
Parcel: 023.00

New Owners Address:
Jerry L. & Barbara A. Coleman
5031 Suter Dr.
Nashville, TN 37211

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Corrective Quitclaim Deed

WHEREAS, by Quitclaim Deed for the purpose of Reconveying to Correct & Establish Proper Tenancy, of record in Instrument No. 20221128-0124303, Register's Office for Davidson County, Tennessee, Tammy Mellons, Trustee conveyed the following real property in Davidson County, Tennessee, 5031 Suter Dr., Nashville, TN 37211, to Jerry J. Coleman and Barbara A. Coleman, husband and wife:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 248 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for said Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Jerry L. Coleman by Quitclaim Deed dated 1/16/1978 from Patricia Lynne Coleman of record in Book 5248, Page 465, Register's Office for Davidson County, Tennessee.

WHEREAS, by inadvertence and mistake, said Quitclaim Deed, had the incorrect middle initial for the Grantee.

WHEREAS, Tammy Mellons, Trustee has agreed to correct said error to now read:

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Jerry L. Coleman and Barbara A. Coleman, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

NOW THEREFORE, Tammy Mellons, for the purpose of correcting said error, facilitating the retroactive nature of this Corrective Quitclaim Deed, and to convey unto Jerry L. Coleman and Barbara A. Coleman, husband and wife their heirs' successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, reaffirming all warranties contained in the original Quitclaim Deed.

IN WITNESS THEREOF the parties have executed this instrument as of this 12th day of December, 2022.

ORIGINAL GRANTOR

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tammy Mellons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of December, 2022.

NOTARY PUBLIC
My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00. Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

Affiant

Sworn to and subscribed before me, this 12th day of December, 2022.

NOTARY PUBLIC
My Commission Expires:_____

