Karen Johnson Davidson County
Batch# 975012 DEEDQC
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Fees: $22.00 Taxes: $0.00
20230228-0014161

This Instrument Prepared By:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20210615-0080439, Register's Office for Davidson County, Tennessee, **Fred Sparling** (hereinafter "Grantor(s)") conveyed a certain real property of land in Wilson County, Tennessee, to **Jack K. Byrd, Jr. Trust FBO Trey** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the Grantee's name which is stated as follows:

James R. Mills, Successor Trustee of the Jack K. Byrd, Jr., Family Trust FBO Jack K. Byrd, III "Trey"

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error in the Grantee's name and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto **James R. Mills, Successor Trustee of the Jack K. Byrd, Jr., Family Trust FBO Jack K. Byrd, III "Trey"**, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, on the Condominium Site Plan, Section One, Quail Valley, of record in Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Quail Valley Phase I Condominiums, a horizontal property regime established by Master Deed of record in Book 5851, page 779, as amended in Book 5884, page 534, and in Book 6081, page 130, Register's Office.

Being the same property conveyed to Jack K. Byrd, Kr. Trust FBO Trey, by deed from FRED SPARLING, of record as Instrument No. 20210615-0080439, dated June 14, 2021, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20210615-0080439, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 22 day of February, 2023.

GRANTOR

Fred Sparling

Fred Sparling

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Fred Sparling the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of February, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

GRANTEES

Jack K. Byrd, Jr., Family Trust FBO Jack K. Byrd, III "Trey"

BY: _____
James R. Mills, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James R. Mills with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of the Jack K. Byrd, Jr. Family Trust FBO Jack K. Byrd, III "Trey", the within named bargainors, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23 day of February, 2023.

_____
Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

_____
AFFIANT

Sworn to and subscribed before me this the 23 day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/23/23.

Date

Celia Stewart Rouse

Affiant Signature

2/23/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY