Karen Johnson Davidson County
Batch# 1007883 DEEDQC
05/25/2023 02:16:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230525-0039610

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62984
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah E. Stouder 3743 Chesapeake St. NW Washington, DC 20016	SAME

TAX MAP PARCEL NUMBERS: 07800003500

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah E. Stouder, Executrix for the estate of Dennis A. Stouder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Sarah E. Stouder, Floie J. Stouder and Kirsten Friedman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a loan survey by John Kohl, dated March 6, 1979, as follows:

Beginning at a point in the southeasterly margin of Tidwell Hollow Road, said point being 1704.9 feet northeasterly from the easterly margin of Old Hickory Boulevard; thence south 29 degrees 15' east 1445 feet to a iron pin; thence north 70 degrees 30' east 320 feet to an iron pin; thence north 66 degrees 20' 20" east 268.39 feet to a point; thence north 40 degrees 31' west 1569.74 feet to a point in the southeasterly margin of Tidwell Hollow Road; thence with the margin of said road, south 49 degrees 29' west 205.1 feet to the beginning of a slight curve; thence around said curve having a radius of 1066.9 feet southwesterly 114.9 feet to the beginning, containing 15.35 acres, more or less.

Being the same property conveyed to Dennis A. Stouder, unmarried, by Warranty deed from Wilburn Earl Harrison and wife, Patricia Louise Harrison, dated April 4, 1979 and recorded on April 6, 1979, of record in Book 5416, page 935, Register's Office for Davidson County, Tennessee. The said Dennis A. Stouder has since died. The Last Will of Dennis A. Stouder of record in Docket No. 22P1134, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sarah Stouder, Floie Jane Stouder and Kirsten Lee Friedman and appointed the said Sarah Stouder as Executor under said Will.

This quitclaim deed is executed in order to correct the legal description and derivation clause as shown in the quitclaim deed of record as Inst. No 20230209-0009429, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5336 Tidwell Hollow Road, Nashville, TN 37218

WITNESS THE EXECUTION HEREOF this 20 day of May, 2023

Sarah E. Stouder

Sarah E. Stouder, Executrix for the Estate of
Dennis A. Stouder

~~State of~~ WASHINGTON, D.C.

~~County of~~ _____

On this 20th day of MAY, 2023, before me the undersigned authority, personally appeared **Sarah E. Stouder** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9/14/2024

ANDREW CANNON NOTARY PUBLIC DISTRICT OF COLUMBIA EXP 9-14-24

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ -0-

Affiant

Sworn and subscribed before me this 25th day of May, 2023.

Notary

My Commission Expires: _____

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027