Karen Johnson Davidson County
Batch# 1038020 DEEDQC
08/14/2023 12 02 41 PM 3 pgs
Fees $17 00 Taxes $0 00
20230814-0062992

This Instrument Prepared By:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

DEED OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Warranty Deed of record in Instrument Number 20230727-0057941, Register's Office for Davidson County, Tennessee, JB Partners, a Tennessee General Partnership (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 and the westerly 27 feet of Lot No. 6 on the Plan of a subdivision of Lots 9 to 14 inclusive in West End Annex, as of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 and part of Lot No 6 adjoin and front together 81.4 feet on the northerly side of Murphy Road, formerly Minnesota Avenue and extends back 164 4 feet on the west line of Lot No 7 and 164 4 feet, more or less, on the east line to a 20 foot alley in the rear, measuring 80.7 feet thereon
>
> Being the same property conveyed to JB Partners by deed from Jo Ann Jones and Jack Jones, wife and husband, as of record in Instrument No. 20230511-0035155, said Register's Office
>
> WHEREAS, the legal description included the westerly 27 feet of Lot No. 6 in error and should have only included Lot No. 7.

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

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $0 00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, 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 Lot No. 7 on the Plan of a subdivision of Lots 9 to 14 inclusive in West End Annex, as of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee

GRANTEE joins in the execution of this instrument to further re-convey to Grantor any portion of the property previously conveyed in error to Grantee in Deed of record in Instrument No 20230727-0057941 which includes the following:

Land in Davidson County, Tennessee, being the westerly 27 feet of Lot 6, as shown on the map entitled Plan of a subdivision of Lots 9 to 14 inclusive in West End Annex, of record in Book 547, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

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 Number 20230727-0057941, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 14th day of August, 2023.

GRANTORS:

JB Partners

By: Bryan P Church, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Bryan P Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of JB Partners, a Tennessee general partnership, the within named bargainor, and that they as such Partner and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner

Witness my hand, at Office, this 14 day of August, 2023

Notary Public

My commission expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

IN WITNESS THEREOF the parties have executed this instrument as of this 11th day of August, 2023.

GRANTEES:

The Survivor's Trust

By: John Adam Chenault, Trustee

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Adam Chenault, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 11th day of August, 2023

Notary Public

My commission expires: Dec 4 2023

OFFICIAL SEAL
Denise M Paez
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec 4, 2023

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

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

AFFIANT

Sworn to and subscribed before me this the 11th day of August, 2023.

NOTARY PUBLIC

My Commission Expires Dec 4 2023

OFFICIAL SEAL
Denise M Paez
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec 4 2023