Prepared by:
Return To:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

File No. 230845509

The purpose of this Deed of Correction is to correct the derivation in the prior conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this 31 day of August 2023

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 1046110 **DEEDWARR**
09/05/2023 11 36 04 AM 5 pgs
Fees $27 00 Taxes $0 00

20230905-0069328

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shirley W Tomlin 310 Cana Circle Nashville, TN 37205	New Owner	129-11-0A-308 00 CO

WHEREAS, a Warranty Deed conveying the within described property has previously been executed and put of record in **20150721-0071105**, Register's Office of Davidson County, Tennessee

WHEREAS, by inadvertence and mutual mistake, the said Warranty 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 Unit No 310 as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, as corrected by Surveyor's Certificate of Correction in Instrument No 20080402-0032958, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description
>
> Being the same property conveyed to Jane C Harrub by Warranty Deed from St Henry's Property Development, Inc of record in Instrument No 20110218-0013931, Register's Office for Davidson County, Tennessee Jane C Harrub having since died on November 3, 2014 and by her Last Will and Testament, probated in the Davidson County Probate Division under Case No 14P1990, title is vested in Melissa Harrub Alt, as to a 50% interest and to William C Tucker and Shawn W Tucker as to a 50% interest
>
> Margaret H Rottner joins in this conveyance as Executor for the Estate of Jane C Harrub

WHEREAS, the derivation clause in the legal description is incorrect and failed to reference the deed conveying the Leasehold Interest to Jane C. Harrub of record in Instrument No.

20010817-0089330, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantee and Grantor have agreed to correct said errors,

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Melissa Harrub Alt, as to a 50% interest, William C. Tucker and Shawn W. Tucker, as to a 50% interest and Margaret H. Rottner as Executor of the Estate of Jane C. Harrub,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shirley W. Tomlin**, hereinafter referred to as Grantee, her heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

> Land in Davidson County, Tennessee, being Unit No 310 as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, as corrected by Surveyor's Certificate of Correction in Instrument No 20080402-0032958, Register's Office for Davidson County Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description
>
> Being the same property conveyed by Last Will and Testament as recorded on Probate Docket No 14P1990, Warranty Deed from Warranty Deed from St Henry's Property Development, Inc to Jane C Harrub, as recorded on the 18th day of February, 2011 in Instrument No 20110218-0013931, Quitclaim Deed from Rose K Rotella to Jane C Harrub, as recorded on the 8th day of May, 2008 in Instrument No 20080508-0047727, Warranty Deed from Maxine Clark, Trustee of The Maxine Clark Revocable Trust dated 6/24/1999 to Jane C Harrub, as recorded on the 17th day of August, 2001 in Instrument No 20010089330 and Warranty Deed from Melissa Harrub Alt, as to a 50% interest, William C Tucker and Shawn W Tucker as to a 50% interest, as recorded on the 21st day of July, 2015 in Instrument No 20150721-0071105, in the Register's Office of Davidson County, Tennessee
>
> Margaret H Rottner executes this Warranty Deed as Executor of the Estate of Jane C Harrub and Melissa Harrub Alt pursuant to a Power of Attorney recorded in Instrument No 20150721-0071105 and Shawn W Tucker pursuant to a Power of Attorney recorded in Instrument No 20150721-0071104, Register's Office of Davidson County, Tennessee
>
> This is improved property located at **310 Cana Circle, Nashville, TN 37205.**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20150721-0071105**, Register's Office for Davidson County

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the parties have executed this instrument on this 24 day of Aug, 2023

GRANTOR:

Margaret H. Rottner — Melissa Harrub Alt by Margaret H. Rottner

Margaret H. Rottner, Executor

Melissa Harrub Alt by Margaret H. Rottner, her Attorney-in-Fact

Shawn W. Tucker by Margaret H. Rottner

Shawn W. Tucker, by Margaret H. Rottner, his Attorney-in-Fact

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret H. Rottner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Jane C. Harrub, the maker or the 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 24 day of Aug, 2023

Notary Public

My Commission Expires: 12-20-24

TAMARA RHYNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024015499
MY COMMISSION EXPIRES 12/20/2024

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret H Rottner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Melissa Harrub Alt and Shawn W Tucker and that she is authorized by Melissa Harrub Alt and Shawn W. Tucker to execute this instrument on their behalf.

Witness my hand, at Office, this 24 day of Aug, 2023

Notary Public

My Commission Expires: 12-20-24

TAMARA RHYNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024015499
MY COMMISSION EXPIRES 12/20/2024

IN WITNESS WHEREOF, the parties have executed this instrument on this 25th day of August, 2023.

GRANTOR:

William C. Tucker

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William C. Tucker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at Office, this 25 day of 8, 2023

Hannah Spivey
Notary Public

My Commission Expires: 2-4-26

HANNAH SPIVEY
Notary Public
State of Colorado
Notary ID # 20224005046
My Commission Expires 02-04-2026

GRANTEE:

Shirley W Tomlin by Jan E Henderlight, by Attorney in Fact

Shirley W. Tomlin by Jan E. Henderlight, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan E Henderlight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Shirley W. Tomlin and that she is authorized by Shirley W Tomlin to execute this instrument on her behalf.

Witness my hand and official seal, at office, this 30 day of August, 2023

Suzanne Meyer Click
Notary Public

My Commission expires: 11-24-2025

SUZANNE MEYER CLICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT