Karen Johnson Davidson County
Batch# 1064600 DEEDQC
10/25/2023 08:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231025-0083449

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

DEED OF CORRECTION

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Marvin C. Cypress and Joan G. Cypress, Co-Trustees, et al 3107 Friendly Street Eugene, OR 97405	Kenneth R. Kraft, Trustee, et al 3630 Murphy RD Nashville, TN 37209	104 05 0 060.00 104 01 0 313.00

W I T N E S S E T H

WHEREAS, by Quitclaim Deed, dated January 17, 2023, of record in Instrument No. 20230118-0004124, in the Register's Office for Davidson County, Tennessee (the "Prior Deed"), Joan P. Cypress (the "Grantor"), did convey to Marvin C. Cypress and Joan G. Cypress, Co-Trustees, and their successors in trust, of the Gold Cypress Living Trust dated 10/10/2016 ("Grantee") all of Grantor's right, title and interest, being an undivided Twenty-Seven and 915/1000 percent (27.915%) tenant in common interest, in certain land and improvements in Davidson County, Tennessee (the "Property"); and

WHEREAS, by inadvertence and mistake, the Prior Deed did not contain the correct description of the Property; and

WHEREAS, the parties desire to correct this error in the Prior Deed.

NOW, THEREFORE, for and in consideration of the premises, Grantor, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) cash in hand paid, does hereby quitclaim, transfer, and convey to Grantee all of her right title and interest in the Property, which is described in **Exhibit A** attached hereto and incorporated herein by this reference.

Except as specifically modified hereby, all terms and provisions of the Prior Deed shall continue and remain in full force and effect.

THIS DEED IS MADE TO CORRECT an error in the legal description of the Property conveyed by the Prior Deed, it having been the intention of the parties by such Prior Deed to convey the Property with the correct legal description as set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 20 day of OCT, 2023.

Joan P. Cypress, Grantor

STATE OF OREGON)
)
COUNTY OF Lane)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joan P. Cypress, Grantor, the within named bargainor, 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.

WITNESS my hand and seal at office in Lane, Oregon, this 20th day of October, 2023.

Notary Public

My Commission Expires: 8/25/24

OFFICIAL STAMP
CODY MICHAEL GARCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1003208
MY COMMISSION EXPIRES AUGUST 25, 2024

STATE OF OREGON)
)
COUNTY OF Lane)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Joan P. Cypress, Affiant

Subscribed and sworn to before me this 20th day of October, 2023.

Notary Public

My Commission Expires: 8/25/24

OFFICIAL STAMP
CODY MICHAEL GARCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1003208
MY COMMISSION EXPIRES AUGUST 25, 2024

EXHIBIT A

Legal Description:

Land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: Being Lots Nos. 1 and 2 on the Plan of West Grove Subdivision, as of record in Book 421, page 85, Register's Office for Davidson County, Tennessee.
Beginning at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue and leaving said road in a northerly direction, running 164.4 feet to a point being the southerly margin of a 20 foot alley; thence, running with the southerly margin of said Alley easterly 100 feet to a point being the westerly margin of another alley; thence, running with the westerly margin of said alley southwardly 132 feet, more or less, to a turn in said alley; thence, running southwesterly 59 feet, more or less, to a point on the northerly margin of Murphy Road, formerly Minnesota Avenue; thence running with said westerly 55 feet, more or less, to the point of beginning.

TRACT NO. 2: Being a 3.25 acre, more or less, tract, which is a part of the West End Park West Grove Subdivision, as of record in Book 421, pages 85 and 109, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of an alley where the N.C. and St. Louis Railway Right-of-Way intersects the same; thence with the easterly margin of said alley, North 3 degrees East 453 1/4 feet to a stake on the southerly margin of another alley shown on the last mentioned Plan; thence with the southerly margin of said alley, North 65 degrees 20 minutes East 575 feet, more or less, to the right-of-way of said Railway; thence with said right-of-way in a southwesterly direction, 890 feet, more or less, to the beginning, containing 3.25 acres, more or less.

Being Lot No. 1 described as follows:

Beginning on the northerly margin of Minnesota Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots northerly 164.4 feet to an alley; thence with the same easterly 50 feet to the westerly margin of another alley; thence with said southerly 132 feed more or less, to a turn in said alley; thence southwesterly 55 feet, more or less, to the northerly margin of said Avenue; thence with the same, 10 feet to the beginning.

This is improved property known as 3630 Murphy Road, Nashville, Tennessee 37209.

TRACT NO. 3: Being Lot No. 190 on the plan of West Grove Addition, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 feet on the southerly side of Nebraska Avenue, formerly Grand Avenue, and runs back between parallel lines 200 feet to an alley.

This is improved property known as 3603 Nebraska Avenue, Nashville, Tennessee 37209.

Being the same property conveyed to Joan G. Cypress, as to an undivided Thirteen and 75/100 percent (13.75%) tenant in common interest, by Quitclaim Deed from Bruce H. Gold and Joan G.

Cypress, as Co-Trustees of the Paul S. Gold Family Trust UWD 12/5/1988, of record at Instrument No. 20230118-0004081, in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record at Instrument No. 20231024-0083408, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Joan G. Cypress, as to an undivided Fourteen and 165/1000 percent (14.165%) tenant in common interest, by Quitclaim Deed from Kenneth R. Kraft and Bruce H. Gold, as Co-Trustees of the Shirley S. Gold Trust dated July 7, 2014, of record at Instrument No. 20230118-0004084, in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record at Instrument No. 20231024-0083400, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 October 20, 2023.

Carla L Lovell

Carla Lovell

10-24-2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of October, 2023.

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

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