This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1078870 DEEDQC
12/05/2023 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231205-0094128

New Owner:	Send Tax Bill:	Map/Parcel
Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto 3961 Drakes Branch Rd. Nashville, TN 37218	Same as New Owner	092 01 0 015.00 & 092 01 0 133.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Dorothy McKinney Wells
AFFIANT

Sworn to and subscribed before me this 17th day of November 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

CORRECTIVE QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DOROTHY M. WELLS**, (Grantor), a widow, by these present do hereby quitclaim and convey unto **DOROTHY MCKINNEY WELLS, TRUSTEE OF THE WELLS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2020, AND ANY AMENDMENTS THERETO,** (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in the 8th Civil District of Davidson County, Tennessee, being known as Lots Nos 13 and 14 of Block "C" on the unrecorded Plan of the property Oscar Porter and described according to a copy of a survey thereof made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at the northwest intersection of 37th Avenue North and an unnamed 40

foot street, being the first street north of Centennial Boulevard; thence with the margin of said 40 foot street, south 69 degrees 49' west 100 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, northerly 249.2 feet to a point; thence north 65 degrees 01' east 115.3 feet to the west margin of 37th Avenue, North; theme with the margin of the same, south 17 degrees 08' east, 259 feet to the point of beginning.

Being the same property conveyed to Alexander Wells and wife, Dorothy M. Wells, by deed from Oscar C. Porter and wife, Viola Porter, of record in Book 2927, page 111, said Register's Office.

The said Alexander Wells having since died and having owned said property as tenants by the entirety with Dorothy M. Wells, said property thus transferred to Dorothy M. Wells by operation of law.

This is the same description as in previous deed of record.

This is improved property known as 3700 Tigerbelle Dr, Nashville, TN 37209 and 3702 Tigerbelle Dr, Nashville, TN 37209.

This Corrective Quitclaim Deed is made to correct the Quitclaim Deed recorded on January 22, 2021, of record in Instruement No. 20210122-0009899, Register's Office of Davidson County, Tennessee. One of the Lot's identified in the legal description's parcel number was omitted as well that Lot's physical address in the legal description in the Quitclaim Deed recorded on January 22, 2021 was omitted.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 17 day of November, 2023.

By: Dorothy M. Wells
DOROTHY M. WELLS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy M. Wells, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin TN, this 17th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 3/6/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

202312050094128

Certificate of Authenticity

I, Ryan Knight, 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 November 17, 2023.

Affiant Signature

December 5, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of December, 2023.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

