Karen Johnson
Batch # 1089936
01/09/2024 11:22:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240109-0001829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

John Beam
Affiant

Subscribed and sworn to before me this 5th day of January, 2024.

Leslie Walsh
Notary Public

My Commission expires: 11-2-24

Leslie Walsh State of Tennessee Notary Public Davidson County

This instrument was prepared by:
John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Bancroft O'Quinn, Jr., M.D. Trustee of Troy Harbour Trust
337 Harbor Drive
Old Hickory, Tennessee 37138

Send Tax Bills to:

Bancroft O'Quinn, Jr., M.D. Trustee of Troy Harbour Trust
337 Harbor Drive
Old Hickory, Tennessee 37138

Map-Parcel Numbers:

072-13-0-170.00

DEED OF CORRECTION

WHEREAS a Quitclaim Deed was recorded on October 2, 2023, as Instrument Number 20231002-0077214, in the Register's Office for Davidson County, Tennessee for the property described below; and

WHEREAS, said Quitclaim Deed contained an incorrect legal description for the property to be conveyed;

KNOW ALL MEN BY THESE PRESENTS that Bancroft O'Quinn, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Bancroft O'Quinn, Jr., M.D., Trustee, and his successors in trust, of Troy HarbourTrust, its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot 237, Unit A & B, as shown on plat of record in Plat Book 421, Page 169, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bancroft O'Quinn, from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2006-R1, by Special Warranty Deed of record in Instrument No. 20080204-0011101, in the Register's office of Davidson County, Tennessee.

This is improved property known as 2417 Emmett Avenue, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 5th day of January, 2024.

Bancroft O'Quinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Bancroft O'Quinn, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2024.

Notary Public

My commission expires:

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.