Karen Johnson
Batch # 1100998
02/14/2024 10:03:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240214-0010224

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

QUITCLAIM DEED
For Correction of Scrivenor's Error

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Caroline C. Pickens and William Christopher Pickens 921 Marengo Lane Nashville, TN 37204	SAME	118-09-0-174.00

WITNESSETH

WHEREAS, by Warranty Deed record in Book 9331, page 237 Register's Office for Davidson County, Tennessee, Mary Lucille Crocker conveyed a certain tract of land in Davidson County, Tennessee, to Stuart McAlister and wife D'Ann McAlister ("Original Grantee")

WHEREAS, by mutual mistake and oversight a portion of the subject property was erroneously omitted from the legal description included in said Warranty Deed;

WHEREAS, since 1966 the portion of the property omitted from the legal description was included in the tax map and parcel and was continuously used as a part of the property and residence known as 921 Marengo Lane.

WHEREAS, it was the intent of the parties to convey the entire property known as Map 118-09-0-174.00.

WHEREAS, Caroline C. Pickens and William Christpher Pickens (the "Grantees") are the successors in title to the property known as 921 Marengo Lane.

WHEREAS, the Grantors and Grantees wish to correct said error

NOW THEREFORE, for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, **Carol Taylor, Special Fiduciary of the Clark L. Crocker**

Trust, established under the Last Will and Testament of Clark L. Crocker, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Caroline C. Pickens and William Christopher Pickens, wife and husband,** the **Grantees** herein, their successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

> Beginning at the Southwest corner of Lot No. 15 and the Southeast corner of Lot No. 14 on the Plan of Marengo Park Subdivision, Sutton Hill Section, and running south to the Southern boundary of the old Glendale Car Line right-of-way; thence in an easterly direction and with the Southern boundary of said right-of-way about 78 feet; thence to the southeast corner of Lot No. 15 and the southwest corner of Lot No. 16 on said Plan; thence with the rear line of Lot No. 15 about 78 feet to the beginning.
>
> Being the same property conveyed to Samuel Thomas Crocker by Deed from James E. Caldwell & Company, of record in Book 4048 Page 257, Register's Office for Davidson County, Tennessee. Samuel Thomas Crocker died, testate, on January 8, 1994 and pursuant to his Last Will and Testament, of record in Will Book 190, page 272, Probate Court Clerk's Office for Davidson County, Tennessee, the herein-referenced property was devised to Mary Lucille Crocker. Mary Lucille Crocker died intestate on November 9, 1996, leaving her only child, Clark Leonard Crocker, as her sole heir at law. Clark Leonard Crocker died on October 16, 2003. Pursuant to the Last Will and Testament of Clark L. Crocker, duly filed for probate in Duval County, Florida, all interest in the herein-described real property vested in The Clark L. Crocker Testamentary Trust, established under the Last Will and Testament of Clark L. Crocker. Pursuant to an Order dated October 30, 2023 in File No. 2023-CP-001915, Division PR-B in the Circuit Court for Duval County, Florida, Probate Division, Carol Taylor was appointed as Special Fiduciary of said Trust.

This is improved property known as 921 Marengo Lane, Nashville, Tennessee 37204

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand

this 9th day of FEBRUARY, 2024.

GRANTOR

Clark L. Crocker Trust, established under the Last Will and Testament of Clark L. Crocker

By: Carol Taylor
Carol Taylor
Its: Special Fiduciary

STATE OF Florida)
COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Taylor, as Special Fiduciary of the Clark L. Crocker Trust, established under the Last Will and Testament of Clark L. Crocker,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2024.

NOTARY PUBLIC STATE OF FLORIDA
JONATHAN M. SMITH
Commission # HH 407263
Expires October 6, 2027

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024