Karen Johnson Davidson County
Batch # 1115973 DEEDWARR
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Fees: $12.00 Taxes: $0.00
20240327-0021371

This Instrument Was Prepared By:
Kevin D. Montgomery, Attorney
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF CORRECTION

WHEREAS, by a deed of record in Instrument No. 20211004-0132756, Register's Office for Davidson County, Tennessee, **JASON SHEER AND ELIZABETH SHEER, husband and wife** ("Grantor"), conveyed a certain tract of land in Davidson County, Tennessee, to **L. KEITH MULLINS, TRUSTEE OF THE CAISSA DOUWES 2020 GST-EXEMPT FAMILY TRUST** ("Grantee"); and

WHEREAS, said deed contained an error in the legal description of the land described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W R Harrison of record in Plat Book 2136, Page 170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The purpose of this Deed of Correction is to correct the error in the legal description and to convey the intended real property.

NOW, THEREFORE, the Grantor, **JASON SHEER AND ELIZABETH SHEER, husband and wife**, for the purpose of correcting said error and in consideration of the sum of No/100 ($00.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, **L. KEITH MULLINS, TRUSTEE OF THE CAISSA DOUWES 2020 GST-EXEMPT FAMILY TRUST**, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 22 and 23 on the Plan of Ensworth, as of record in Plat Book 161, Page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949, as follows:

Beginning on the Westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet Northerly from the Northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the Westerly margin of said Road, North 0 degrees 45 seconds East 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Westwardly 430 feet to a point in the Easterly line of Woodmont Park Subdivision, as of record in Book 547, Page 148, said Register's Office; thence with said line, South 0 degrees 45 seconds West 115 feet; thence South 89 degrees 15 seconds East 429.89 feet to the beginning.

Being the same property conveyed to Jason Sheer and Elizabeth Sheer, husband and wife, by Warranty Deed from Paul Gregory Hagood and wife, Barbara Francis Hagood, of record in Instrument No. 20150713-0068012 Register's Office for Davidson County, Tennessee, dated July 10, 2015.

Witness my hand this 27th day of March, 2024.

JASON SHEER

ELIZABETH SHEER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Sheer and Elizabeth Sheer, the bargainors, 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 purpose therein contained.

WITNESS my hand and official seal this 27th day of March, 2024.

Notary Public

My Commission Expires:

HOLDEN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 27th day of March, 2024.

Notary Public

My commission expires

HOLDEN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025