Karen Johnson Davidson County
Batch# 1134515 DEEDQC
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Fees: $22.00 Taxes: $0.00
20240514-0035464

Prepared By:
Elizabeth A. Garrett
STITES & HARBISON, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

DEED OF CORRECTION

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Elizabeth L. Burrow P.O. Box 431 Pleasant View, TN 37146	Elizabeth L. Burrow P.O. Box 431 Pleasant View, TN 37146	Map 41-15A Parcel: 12

WHEREAS, by QuitClaim Deed of record in Instrument No. 20240417-0027508, Register's Office of Davidson County, TN, **Michael W. O'Neill**, Grantor, quitclaimed a certain tract or parcel of land in Davidson County, TN, to **Elizabeth L. Burrow**, Grantee in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Michael W. O'Neill v. Elizabeth L. Burrow, Civil Action No. 17166 in the Chancery Court for Cheatham County, Tennessee.**

WHEREAS, by inadvertence and mutual mistake said QuitClaim Deed contained the incorrect legal description of the land intended to be quitclaimed, which was therein described as follows:

> Land in Davidson County, Tennessee, Being part of Lot No. 7 on the Plan of Bellshire Terrace, Section One, Phase I, of record in Book 6250, Page 132, Register's Office for Davidson County, Tennessee and being designated as Unit No. 12 of the Bellshire Terrace Condominiums as set forth in Master Deed and By-Laws of record in Book 6877, Page 53, Register's Office for Davidson County, Tennessee.
>
> Being the same property convened to Michael W. O'Neill by Ocwen Federal Bank, FSB by Special Warranty Deed dated September 22, 2000 and recorded on October 5, 2000 as Instrument No. 20001005-0098703, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantor has requested the Grantee to correct said error, and said Grantee has agreed to do so.

NOW THEREFORE, the Grantor, **Michael W. O'Neill**, for the purpose of correcting said error and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS cash paid in hand, the receipt of which is hereby acknowledged, does hereby quitclaim unto the said **Elizabeth L. Burrow**, his heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davison County, State of Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 1303 on the plan of Homes at 1301 and 1303 Ewing Creek Drive, as shown on "EXHIBIT B" of the Declaration of Covenants, Conditions and Restrictions for HOMES as 1303 and 1303 Ewing Creek Drive, recorded as Instrument No. 20240401-0022349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Michael W. O'Neill by Special Warranty Deed of record as Instrument No. 20001005-0098703, Register's Office, Davidson County, Tennessee. Also being the same property whereby an interest in the property was vested in Bellshire Terrace Condominiums Association by virtue of Master Deed and By-Laws of record in Book 6877, pages 53 through 85, said Register's Office. Reference is also made to the Declaration of Covenants, Conditions and Restrictions for HOMES as 1301 and 1303 Ewing Creek Drive, recorded as Instrument No. 20240401-0022349, Register's Office for Davidson County, Tennessee.

Further being the same property vested to Michael W. O'Neill from Bellshire Terrace Condominiums Homeowners Association, West Wood communities, Inc. and Michael W. O'Neill, by QuitClaim Deed recorded as Instrument No. 20240402-0022904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

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

This improved property is commonly known as: **1303 Ewing Creek Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, in feel simple forever, and Grantor does hereby reaffirm QuitClaim Deed of record as Instrument No. 20240417-0027508, Register's Office of Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

WHEREAS, the Grantor and Grantee herein have agreed to correct the errors.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of May, 2024.

GRANTOR:

Michael O'Neill

GRANTEE:

Elizabeth L. Burfow

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 3 day of May, 2024.

Maulice R. Calhoun
Notary Public

My Commission Expires: 7/7/27

MAULICE R. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2027

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Lisa Burrow lcp the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ~~Michael W. O'Neill,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 9th day of May, 2024.

Katie Pitts
Notary Public

My Commission Expires: 6-28-25

KATIE PITTS STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Tennessee Certification of Electronic Document

I, Katie Pitts, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on May 9, 2024 (date of document).

Katie Pitts
Signature

5-14-24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 14th day of May, 2024.

Fara Lobertini
Notary's Signature

My Commission Expires: July 9, 2024

Notary's Seal

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024