Karen Johnson Davidson County
Batch# 1136617 DEEDQC
05/20/2024 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240520-0037206

This instrument prepared by:
James G. Rickman, Attorney
294 Gamble Avenue
Maryville, TN 37801
CLT# 063-04-0-070.00

Owner & Taxpayer:
Lauren Elizabeth Whitlow
107 Gayle Drive
Nashville, TN 37138

CORRECTION QUITCLAIM DEED

*The purpose of this correction QuitClaim Deed is to correct the names and marital status in the QuitClaim Deed dated May 26, 2021 and recorded June 9, 2021 in Instrument No. 202106090077137 in the Register's Office for Davidson County, Tennessee

KNOW ALL MEN BY THESE PRESENTS, on this 17th day of May, 2024, between Sean Beach, unmarried and Lauren E. Whitlow f/k/a Lauren E. Beach a/k/a Lauren Elizabeth Beach, married Party of the First Part, for and in consideration of One ($1.00) Dollar cash has conveyed and quit claimed and does hereby convey and quitclaim unto Lauren Elizabeth Whitlow, married, Party of the Second Part, all their right, title, claim and interest in and for the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Polly Acres Subdivision of record in Book 3700, Page 57, and re-recorded in Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions etc., including, but not limited to, Book 3700, Page 57 and Book 3700, Page 90 of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions etc. of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sean Beach and Lauren E. Beach, husband and wife, by Warranty Deed from Hayley Roberts, married, f/k/a Hayley N. Becker of record as Instrument No. 20181119-0113886, in the Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 2018.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THIS FORM.

With the hereditaments and appurtenances thereto appertaining, hereby quit claiming all his interest as aforesaid.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Sean Beach

Lauren E. Whitlow (f/k/a) Lauren E. Beach f/k/a Lauren Elizabeth Beach
Lauren E. Whitlow f/k/a Lauren E. Beach a/k/a Lauren Elizabeth Beach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainor, Sean Beach, whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May, 2024.

NOTARY PUBLIC
My commission expires: 7/7/27

MICAH C. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainor, Lauren E. Whitlow f/k/a Lauren E. Beach a/k/a Lauren Elizabeth Beach, whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May, 2024.

NOTARY PUBLIC
My commission expires: 7/7/27

MICAH C. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed before me this 17th day of May, 2024.

NOTARY PUBLIC
My commission expires: 7/7/27

MICAH C. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 17, 2024**.

Affiant Signature

May 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25