THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1139903 DEEDQC
05/28/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240528-0039507

INSTRUMENT FOR CORRECTION OF QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2024.

NOTARY PUBLIC

My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Thomas Walker Revocable Trust P.O. Box 254 Olivia, NC 28368	NEW OWNER	91-08, Parcel 50

WHEREAS by Warranty Deed of record in Instrument No. 20030425-0056065, Register's Office for Davidson County, Tennessee, **EVELYN THOMAS WALKER ("GRANTOR")** conveyed the property described therein to **EVELYN THOMAS WALKER REVOCABLE TRUST ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed contained a typographical error in the legal description; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **EVELYN THOMAS WALKER**, for the consideration expressed in said former deed, have bargained and sold and by these presents do hereby transfer and convey unto the Grantee, **EVELYN THOMAS WALKER REVOCABLE TRUST,** their heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being the South 34 feet of Lot No. 1 on the Map of L. H. Davis Subdivision on Lot No. 41 in the Clifton Plan of Lots, of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot No.1 fronts 34 feet on the easterly side of 44th Avenue, North, formerly Leughlin Street, and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Evelyn Thomas Walker Revocable Trust by Quitclaim Deed from Evelyn Thomas Walker of record in Instrument No. 20030425-0056065 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on April 25, 2003.

Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20030425-0056065, Register's Office for Davidson County, Tennessee, if any, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever 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 said Parties hereto have set their signatures on this the 20th day of May, 2024.

Evelyn Walker

EVELYN THOMAS WALKER

AMY S. TILLMAN NOTARY PUBLIC LEE COUNTY, NC

STATE OF NC

COUNTY OF LEE

Personally appeared before me, a Notary Public, **Evelyn Thomas Walker**, 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 seal, this the 20th day of May, 2024.

Amy S. Tillman

Notary Public

My commission expires: Dec. 8, 2024

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 20, 2024.

Date

Affiant Signature

May 20, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)