THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Patrick S. Mullins
1404 Donelson Ave.
Old Hickory, TN 37138

MAP: 044-10-0
PARCEL: 007.00

Karen Johnson Davidson County
Batch # 1205587 DEEDQC
11/15/2024 11:57:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241115-0089151

CORRECTIVE QUITCLAIM DEED

(This deed is being recorded to add the missing legal description from the previous Quitclaim Deed of record in Book 10728, Page 167)

FOR AND IN CONSIDERATION of no monetary consideration, I, Lisa Mullins Stewart, fka Lisa G. Mullins, Grantor, by these presents do hereby quitclaim and convey unto Patrick S. Mullins, a single man, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

Being part of Lot No. 3 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Tennessee, in the Fourth Civil District of Davidson County, Tennessee, as shown on Plan recorded August 21, 1940, in Book 1424, page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a wooden stake in the southwest corner of said Lot No. 3 and extending along the margin of Donelson Avenue in an easterly direction for a distance of 90 feet to a point; thence in a northerly direction along the common line of said Lot No. 3 and the James Carter property Book 7726, Page 858, (formerly the Jim Rankin property) for a distance of 275 feet to a point; thence in a straight line 90 feet in a westerly direction to a point; thence in a southerly direction in a straight line for a distance of 275 feet toward Donelson Avenue, to the point of beginning.

Being the same property conveyed to Patrick S. Mullins and wife, Lisa G. Mullins by Deed dated 8/31/1989 from Willie M. Patton Watson Colquitt and husband, Earl M. Colquitt of record in Book 7935, Page 508, Register's Office for Davidson County, Tennessee.

Excluded from this conveyance is a 10' roadway easement of record in Book 2343, Page 414, Register's Office for Davidson County, Tennessee, as follows: Beginning at a wooden stake in the SW corner of said Lot No. 3 and extending 10' in an easterly direction along the margin of Donelson Ave. to a point; thence in a northerly direction in a straight line for a distance of 275 feet to a point in the back line of the property above described; thence in a westerly direction for a distance of 10' to a point; thence in a straight line 275 feet to the point of beginning to be used as a roadway.

This is (X) improved ( ) unimproved property known as: 1404 Donelson Ave., Old Hickory, TN 37138.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 31st day of October 2024.

Lisa Mullins Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa Mullins Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October 2024.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 31st day of October 2024.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY