Karen Johnson Davidson County
Batch # 1432798 DEEDQC
06/11/2026 02:21:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260611-0053145

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cecelia LaNier Revocable Living Trust 3188 Qualynn Dr Nashville, TN 37207	SAME

TAX MAP-PARCEL NUMBERS: 050 15 0 151.00

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to correct a quitclaim deed of record as Instrument No. 20221017-0113336, Register's Office for Davidson County, Tennessee, the undersigned **Cecelia J. LaNier, surviving tenant by the entireties, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **The Cecelia LaNier Revocable Living Trust dated September 28, 2022, and any amendment thereto, Racal Lanier, Trustee, or any successors in interest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 471 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 471 fronts 80 feet on the easterly side of Qualynn Drive and extends back 139 feet on the northerly line and 140.5 feet on the southerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Robert O. LaNier and wife, Cecelia J. LaNier, by Warranty Deed from James M. Hall and wife, Elizabeth F. Hall, dated April 3, 1973 and recorded on April 6, 1973, of record in Book 4696, page 219, Register's Office for Davidson County, Tennessee. The said Robert O. LaNier has since died, leaving Cecelia J. LaNier as surviving tenant by the entireties. This Deed is being recorded to supplement and correct the quitclaim deed of record in Inst. No. 20221017-0113336, said Register's Office.

This is improved property known as: 3188 Qualynn Dr, Nashville, TN 37207.

WITNESS THE EXECUTION HEREOF on June 9, 2024.

Cecelia J. LaNier

Cecelia J. LaNier

State of Tennessee
County of Davidson

On June 9, 2024, before me the undersigned authority, personally appeared **Cecelia J. LaNier** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on June 9, 2024.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

WIdoc: QC Deed QDoc