Bill Garrett Davidson County
Batch# 24916 DEEDWARR
11/13/2017 10:44:45 AM 5 pgs
Fees: $37.00 Taxes: $0.00
20171113-0116129

THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert & R. Spencer Hamlin
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
112 Frey Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com
E: Spencer@LHH-law.com

**ADDRESS NEW OWNER(S):**

**IAN RHETT**
**4600 CATO ROAD**
**NASHVILLE, TENNESSEE 37218**

**SEND TAX BILLS TO:**
**Same**

**MAP/PARCEL: 048 00 0 115.00**

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## DEED OF CORRECTION

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**WHEREAS**, by deed dated **August 12, 2014**, recorded under property reference number: **20140829-0079196**, in the Register's Office of **Davidson County**, Tennessee, via Administrator's Quitclaim Deed, **Johnny H. Jones, Administrator** of the **Estate of Thomas F. Brown**, as Grantor(s) conveyed to **Charles M. Tambellini**, as Grantee(s) certain real property located off of McCool Road located in Davidson County; subsequently, **Charles M. Tambellini** via Warranty Deed sold and transferred all of his rights to this property to **Ian Rhett** on or about **May 3, 2016** as recorded under reference number: **20160504-0044096**, in the Register's Office of **Davidson County**, Tennessee located in Nashville, Tennessee. Said deeds utilized a survey description provided by Jeffery Patrick Chandler, licensed surveyor in Tennessee #2353, more particularly described in said Prior Deeds as:

**Beginning at a set nail in the center of McCool Road, said point of beginning being approximately 1,812 feet along the center of said McCool Road from the margin of Eaton's Creek Road; thence, N 21°29'51" W passing a set iron rod at 27.3 feet and continuing a total distance of 753.27 feet to a set iron rod on the top of a hill; thence, N 68°21'18" E a distance of 120.0 feet to an existing iron rod; thence, S 21°49'26" E a distance passing an existing iron rod which is 27.3 feet from the center of said McCool Road a total distance of 720.35 feet to a set nail in McCool Road; thence, with the center of the road S 53°30'49" W a distance of 128.5 feet to a set nail which is the point of beginning, having an area of 90,000 square feet being 2.07 acres according to the survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, dated: 06-02-14 and file number of 958.**

**Being the same property conveyed to Charles M. Tambellini via Administrator Quitclaim Deed from Johnny H. Jones, Administrator of the Thomas F. Brown estate, having a legal reference number of 20140829-0079196. Thomas F. Brown having died on November 21, 2013 in Cheatham County Tennessee.**

**THIS CONVEYANCE is subject to the right of way of McCool Road.**

**THIS IS IMPROVED PROPERTY KNOWN AS: 4861 McCool Road, Nashville, Tennessee 37218**

**THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of a survey or title report.**

**WHEREAS**, the parties desire to amend the prior deed description due to the discovery of a surveying error; henceforth, **Johnny H. Jones, Administrator** of the **Estate of Thomas F. Brown**, as the original Grantor(s) and **Ian Rhett** as the current owner and Grantee, in said property desire to properly show and correct the actual and correct description of the property to be conveyed which was inadvertently not identified correctly in previous survey(s) and failed to comply with historical descriptions; hence, this deed of correction from the new survey of **Jeffery Patrick Chandler, licensed surveyor in Tennessee #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146** as provided on or about **August 17, 2017**.

**NOW, THEREFORE,** for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny H. Jones, Administrator** of the **Estate of Thomas F. Brown**, as the original Grantor(s) **their** heirs and assigns, have bargained and sold, and by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto **Ian Rhett**, as Grantee(s), herein, **their** heirs and assigns and agree to amend the prior deed as follows:

**1.** The parties desire to amend the prior deed by adding the corrected survey description, as stated below, which shall read as follows:

**PROPERTY DESCRIPTION 2.03 ACRES**

**Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-17-17, File Number 958, as follows:**

**Beginning at an existing iron rod in McCool Road, said Point of Beginning being approximately 1,605 feet along the center of said McCool Road from the margin of Eatons Creek Road; Thence NORTH 20 DEGREES 29 MINUTES 05 SECONDS WEST passing a set iron rod at 25.0 feet and continuing a total Distance Of 732.17 Feet to a set iron rod on the top of a hill; Thence NORTH 69 DEGREES 08 MINUTES 15 SECONDS EAST a Distance of 120.0 Feet to an set iron rod; Thence SOUTH 20 DEGREES 57 MINUTES 52 SECONDS EAST passing an existing iron rod which is 24.78 feet from the center of said McCool Road a total distance of 707.37 Feet to a set nail in McCool Road; Thence with the center of the road SOUTH 58 DEGREES 00 MINUTES 55 SECONDS WEST a distance of 128.5 Feet to an existing iron rod which is the point of beginning, having an area of 88540 Square Feet 2.03 Acres**

**Being the same property conveyed to Charles M. Tambellini via Administrator Quitclaim Deed from Johnny H. Jones, Administrator of the Thomas F. Brown estate, having a legal reference number of 20140829-0079196. Thomas F. Brown having died on November 21, 2013 in Cheatham County Tennessee.**

**THIS CONVEYANCE is subject to the right of way of McCool Road.**

**THIS IS IMPROVED PROPERTY KNOWN AS: 4861 McCool Road, Nashville, Tennessee 37218**

**THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of a survey or title report.**

**2.** Except as specifically modified or amended herein, all terms and provisions of the prior deed shall continue and remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have executed this Deed of Correction to be effective as of 9th day of November **2017**.

Johnny H. Jones

**Johnny H. Jones, GRANTOR**

**STATE OF TENNESSEE** )
**COUNTY OF CHEATHAM** )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **JOHNNY H. JONES, Administrator** of the **Estate of Thomas F. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at **112 Frey Street, Ashland City, Tennessee 37015**, this the 9th day of November **2017**.

Maria C. Binkley
Notary Public

My Commission Expires: 11-21-2020

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**IN WITNESS WHEREOF,** the parties have executed this Deed of Correction to be effective as of **7th day of November 2017**.

**Ian Rhett, Grantee**

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

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

Witness my hand and official seal at **112 Frey Street, Ashland City, Tennessee 37015**, this the **7th** day of **November 2017**.

Maria C. Binkley
Notary Public

My Commission Expires: 11-21-2020

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

**STATE OF TENNESSEE**
**COUNTY OF CHEATHAM**

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($0.00)**.

**Ian Rhett, AFFIANT**

Sworn to and subscribed before me, this **7th day of November 2017**.

Maria C. Binkley
Notary Public

My Commission Expires: 11-21-2020

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

## GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM FERRISS ACRES AS OF RECORD IN BOOK 6200, PAGE 945, R.O.D.C.

2. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 48.

3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

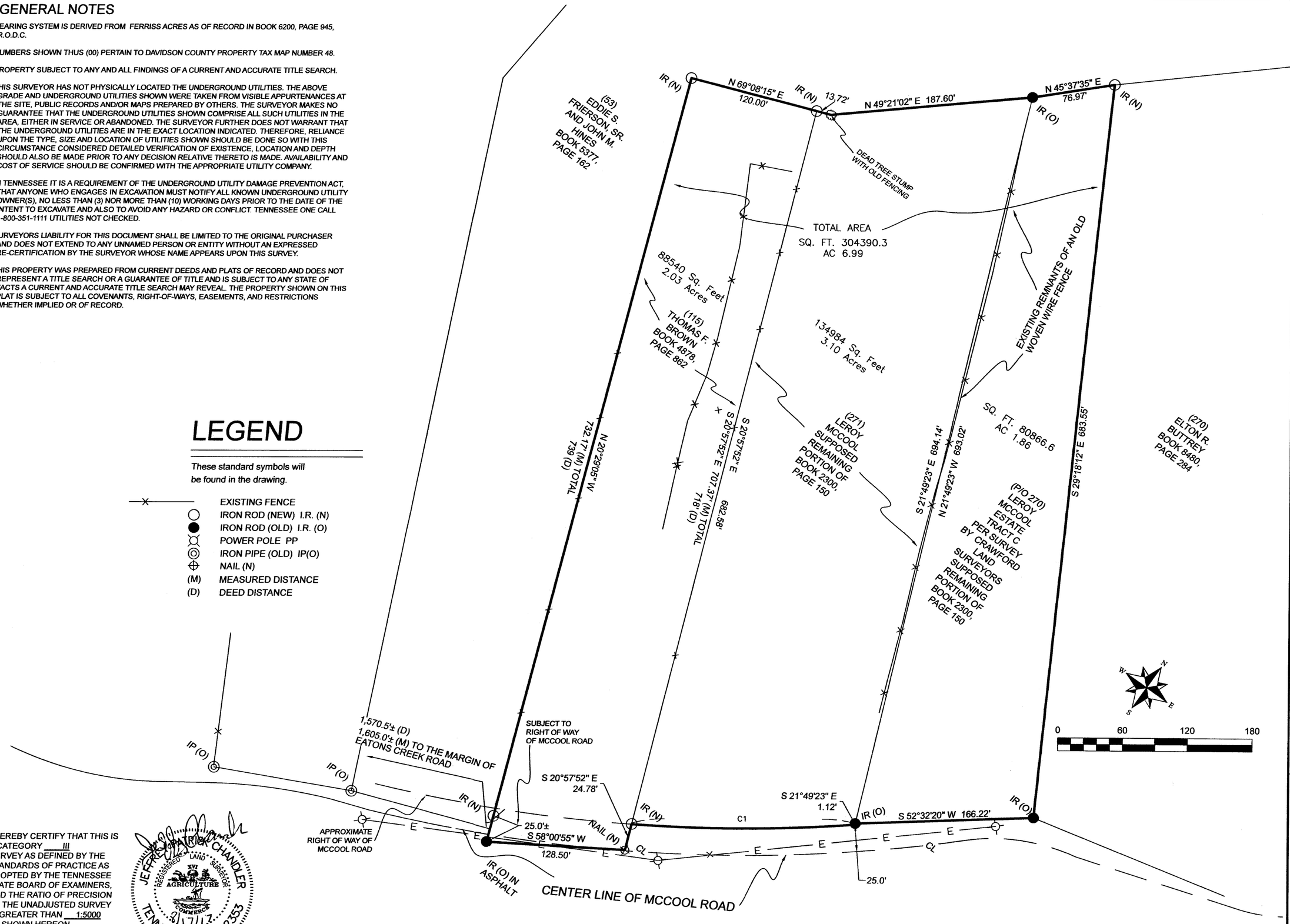
6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.

## LEGEND

These standard symbols will be found in the drawing.

- EXISTING FENCE
- IRON ROD (NEW) I.R. (N)
- IRON ROD (OLD) I.R. (O)
- POWER POLE PP
- IRON PIPE (OLD) IP(O)
- NAIL (N)
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE




| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 207.49' | 1450.39' | 207.31' | S 54°35'48" W | 8°11'47.3" |

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___III SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN ___1:5000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353

JEFFREY PATRICK CHANDLER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — DEPARTMENT OF COMMERCE — 9/17/17 — TENNESSEE NO. 2353

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION:
PROPERTY ADDRESS: 4861 MCCOOL ROAD NASHVILLE, TN 37218
TRACT AND IMPROVEMENTS BEING THE SAME PROPERTY DESCRIBED IN BOOK 4878, PAGE 862, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN AND A SUPPOSED PORTION OF TRACTS 1,2,3 AND 4 OF THE PROPERTY OF DESCRIBED IN BOOK 2300, PAGE 150, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

CLIENT INFORMATION:
IAN RHETT
1301 EDGEWOOD PLACE
NASHVILLE, TN 37202

REVISIONS
02-21-17
08-17-17

# BOUNDARY RETRACEMENT

| | | | | | |
|---|---|---|---|---|---|
| DRAWN | DATE | MAP AND PARCEL | | PROJECT NO. | |
| JC | 6-02-14 | MAP 48, PARCEL 115 | | 958 | |
| APPROVED | DATE | CURRENTLY ZONED | | | |
| JC | 6-02-14 | | | | |
| SCALE | | SHEET | ONE OF ONE | | |
| 1" = 60' | | | | | |