Karen Johnson Davidson County
Batch# 203665 DEEDQC
03/08/2019 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190308-0021464

PREPARED BY AND RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carrington Place, LLC 7123 Crossroads Blvd Brentwood, TN 37027	New Owner
TAX MAP - PARCEL NUMBER: **P/O Map & Parcel: 05800007800**	

Corrective Quitclaim Deed

This Corrective Quitclaim Deed is being recorded to correct and replace in its entirety that Quitclaim Deed recorded February 6, 2019, in Instrument No. 20190206-0011483, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **Corey W. Craig and Randall B. Smith,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Carrington Place, LLC,** its successors and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

See Exhibit A.

This property commonly known as: Carrington Place Homeowners Association, Inc.

This conveyance is for the purpose of conveying the Properties, as defined in the Declaration of Covenants, Conditions and Restrictions for Carrington Place Homeowner's Association, Inc., (the "Declaration"), of record in Instrument No. 20080215-0015254, Register's Office for Davidson County, Tennessee, and all developer rights reserved therein to the Developer, to the Grantee named in this Quitclaim Deed. This conveyance shall further include a transfer of all special rights and obligation of the Declarant, recited within the Declaration as required by Article XV, Section I thereof.

WITNESS MY HAND on this the 7 day of March, 2019.

Corey W. Craig **Randall B. Smith**

Carrington Place, LLC

By: _____
Corey W. Craig, Chief Managing Member

STATE OF TN COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Corey W. Craig & Randall B. Smith, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7 day of March, 2019.

My commission expires:

My Commission Expires
October 21, 2020

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public (Seal)

STATE OF TN COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, Corey W. Craig, with whom I am personally acquainted (or proved identity with satisfactory evidence), and who upon oath, acknowledged himself to be Chief Managing Member of Carrington Place, LLC, a limited liability company, and that he as such Chief Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Managing Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7 day of March, 2019.

My commission expires:

My Commission Expires
October 21, 2020

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public (Seal)

STATE OF TN COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7 day of March, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 7 day of March, 2019.

My commission expires:

My Commission Expires
October 21, 2020

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public (Seal)

"EXHIBIT A"

Being a tract or parcel of land in the 8th (Eighth) Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the Easterly margin of Eaton's Creek Road and South of Briley Parkway and being more particularly described according to a Survey prepared by Hand H Land Surveying, Inc., dated May 17, 2005. Job Number 2005-380 and proceeding as follows:

Beginning at an iron rod (NEW) in a the Easterly Right of Way Line of Eaton's Creek Road, a 50-foot Public Right-of-Way, at the Northwesterly property corner of a tract of land conveyed to Bobby R. Cook as of record in Deed Book 10619, Page 836, Register's Office for Davidson County, Tennessee; said iron rod also being situated North)) degrees 54 minutes 58 seconds East, 352.27 feet from the centerline intersection of said Eaton's Creek Road and Princess Lane, a 50-foot Right-of-Way; THENCE,

1. With the Easterly Right-Of-Way Line of said Eaton's Creek Road, North 01 degrees 17 minutes 26 seconds West, 1011.75 feet to an iron rod (NEW); THENCE,
2. In a Northwestardly direction with a curve to the left having a radius of 1298.10 feet, a central angle of 04 degrees 31 minutes 40 seconds, for an arc length of 102.58 feet to an iron rod (OLD) at the Southwesterly property corner of a tract of land conveyed to Timothy Ethridge and wife, Rhonda Ethridge as of record in Instrument No. 20020312-0030869, Registers Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 02 degrees 56 minutes 36 seconds West, 102.55 feet; THENCE,
3. Leaving said Easterly Right-of-Way Line of Eaton's Creek Road, and with the Southerly property line of said Ethridge, South 89 degrees 36 minutes 08 seconds, East 319.05 feet to an iron rod (OLD) at the Southeasterly property corner of said Ethridge; THENCE,
4. With said Easterly Line, North 00 degrees 18 minutes 32 seconds, East 339.35 feet to an iron rod (OLD) at the Northeasterly corner of said Ethridge; THENCE,
5. With the Northerly Line of said Ethridge, South 83 degrees 27 minutes 44 seconds West, 381.49 feet to an iron rod (OLD) on the Easterly Right-of-Way Line of the aforementioned Eaton's Creek Road; THENCE,
6. With the Easterly Right-of-Way Line of said Eaton's Creek Road, North 15 degrees 05 minutes 31 seconds West, 96.68 feet to an iron rod (NEW); THENCE,
7. In a Northwestardly direction with a curve to the right having a delta angle of 04 degrees 34 minutes 51 seconds, a radius of 1248.24 feet, for an arc length of 99.80 feet to a point in Eaton's Creek; said curve has a chord bearing and distance of North 12 degrees 48 minutes 05 seconds West, 99.77 feet; THENCE,
8. North 10 degrees 30 minutes 40 seconds West, 5.03 feet to a point in Eaton's Cree; THENCE,
9. Leaving said Easterly Right-of-Way and with the centerline of Eaton's Creek, North 03 degrees 34 minutes 01 seconds East, 34.94 feet; THENCE,
10. North 08 degrees 12 minutes 30 seconds West, 286.44 feet; THENCE,
11. North 01 degrees 24 minutes 14 seconds West, 108.04 feet; THENCE,
12. North 06 degrees 06 minutes 31 seconds West, 102.83 feet; THENCE,
13. North 08 degrees 21 minutes 45 seconds West, 148.39 feet to a point in the middle in the centerline of said Eaton's Creek, being the Southwesterly property corner of a tract of land conveyed to E.R. Rutherford as of record in Deed Book 8835, Page 188, Register's Office for Davidson County, Tennessee, THENCE;
14. Leaving the centerline of said Eaton's Creek, and with the Southerly property line of said E.R. Rutherford, South 85 degrees 18 minutes 55 seconds East, passing through a metal T-Post (OLD) at 571.82 feet, being the Southwesterly property corner of a tract of land conveyed to Roger C. Brown as of record in Instrument No. 20020304-0026933, Register's Office for Davidson County, Tennessee, for a total distance of 1120.36 feet to an iron rod (OLD) in the Southerly property line of a tract of land conveyed to Roger C. Brown as of record in Deed Book 9969, Page 639, Register's Office for Davidson County, Tennessee; THENCE,
15. With the Southerly property line of said Roger C. Brown in part, South 85 degrees 07 minutes 55 seconds East, 750.20 feet to an iron rod (NEW) at the base of an existing fence post at the Northwesterly property corner of a tract of land conveyed to Lila Spencer as of record in Instrument No. 20030312-0033340, Register's Office for Davidson County, Tennessee; THENCE,
16. With the Westerly property line of said Lila Spencer, South 22 degrees 05 minutes 36 seconds West, 484.93 feet to an iron rod (NEW); THENCE,

Exhibit A (continued)

17. South 12 degrees 11 minutes 55 seconds West, passing through an iron rod (OLD) at 67.73 feet, being the most Northwesterly boundary corner of Enchanted Hills, Section Five, Phase Two as of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee for a total distance of 725.97 feet to an iron rod (OLD) at a Southwesterly boundary corner of said Enchanted Hills, Section Five, Phase Two; THENCE,
18. With said Southerly boundary line, South 70 degrees 13 minutes 35 seconds East, 198.51 feet to an iron rod (NEW); THENCE,
19. South 03 degrees 44 minutes 57 seconds West, 211.44 feet to an iron rod (NEW); THENCE,
20. South 08 degrees 23 minutes 47 seconds East, passing through an iron rod (OLD) at 88.22 feet, being the Northwesterly boundary corner of Enchanted Hills, Section Five, Phase I as of record in Plat Book 6900, Page 870, Register's Office for Davidson County, Tennessee, for a total distance of 462.81 feet to an iron rod (NEW) in the Northerly boundary line of Gold Key Subdivision, Section III as of record in Plat Book 6250, Page 595, Register's Office for Davidson County, Tennessee; THENCE,
21. With the Northerly boundary line of said Gold Key Subdivision, Section III, South 75 degrees 20 minutes 33 seconds West, 147.76 feet to an iron rod (OLD); THENCE,
22. South 80 degrees 45 minutes 10 seconds West, 180.80 feet to an iron rod (NEW); THENCE,
23. South 83 degrees 09 minutes 04 seconds West, 303.50 feet to an iron rod (OLD); THENCE,
24. South 81 degrees 01 minutes 31 seconds West, 136.08 feet to a concrete monument (OLD); THENCE,
25. South 75 degrees 49 minutes 31 seconds West, 600.09 feet to an iron rod (NEW) at the Southeasterly property corner of a tract of land conveyed to Jose Carapia and wife, Maria Carapia and Federico Leon as of record in Instrument No. 200000908-0089049, Register's Office for Davidson County, Tennessee; THENCE,
26. With the Easterly property line of said Carapia and Leon, North 14 degrees 10 minutes 29 seconds West, 95.25 feet to an iron rod (NEW); THENCE,
27. South 75 degrees 49 minutes 31 seconds West, 204.58 feet to the Point of Beginning and containing 3,187,307 Square feet or 73.170 Acres, More or less as calculated by the above courses and distance.

Included in the legal description but expressly excluded from this conveyance are any and all lots shown on the Final Subdivision Plat for Phase One Carrington Place, of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee; the Final Subdivision Plat for Phase Two Carrington Place, of record in instrument No. 20100923-007576, said Register's Office; the Final Subdivision Plat for Phase Three Section One Carrington Place, of record in Instrument No. 20150312-0021420, said Register's Office; the Final Plat Phase Three Section Two Carrington Place, of record in Instrument No. 20161117-0121371 and in Instrument No. 20161130-0125787, said Register's Office; the Final Plat Phase Four Carrington Place, of record in Instrument No. 20171220-0129584, said Register's Office; the Final Plat Phase Five Carrington Place, of record in Instrument No. 20180724-0071970, said Register's Office, and any of the above-described land which has been dedicated for public use.

BEING part of the same property conveyed to Randall B. Smith and Corey W. Craig by Quitclaim Deed from Lloyd H. Craig of record in Instrument No. 20141209-0112470, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Susan Jackson**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

Notary' Seal (if on paper)