SEND TAX BILLS TO NEW OWNER AT:
Heather S. Goodman
2101 Union Hill Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Gary L. Dilliha
Attorney at Law
516 S. Main Street
Springfield, Tennessee

Map 016
Parcel 026.00 P/O

DEED OF CORRECTION

THIS DEED OF CORRECTION, by and between **GEORGE RANDALL SPENCER, SUCCESSOR TRUSTEE UNDER THE SHELBY H. SPENCER REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2002 (as Amended May 1, 2013)**, referred to herein as Party of the First Part, and **HEATHER S. GOODMAN**, Party of the Second Part;

WITNESSETH:

WHEREAS, on the 20th day of December, 2018, by deed recorded on December 27th, 2018 as Instrument No. 20181227-0125508, in the Register's Office for Davidson County, Tennessee, the Party of the First Part conveyed all his right, title and interest in and to a certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, to the Party of the Second Part ("Original Deed"); and

WHEREAS, said Original Deed is irregular in that the legal description of 52.79 acres described therein is incorrect. In fact, the party of the first part has never owned an interest in the property described in the original deed; and

WHEREAS, the parties acknowledge and agree that the conveyance should have been of 70.296 acres of property in Davidson County, Tennessee; and

WHEREAS, the parties desire to execute this deed of correction to correct the legal description of the property therein conveyed;

NOW, THEREFORE, this Deed of Correction:

Karen Johnson Davidson County
Batch# 214616 DEEDWARR
04/05/2019 12:37:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20190405-0031228

WITNESSETH:

That for and in consideration of correcting the deed to match the parties original intent, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Party of the First Part hereby grants, sells, transfers and conveys unto the Party of the Second Part, her heirs and assigns, the following described real estate, located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a set iron pin in the northerly margin of Union Hill Road, said pin in the easterly line of Darrell L Binkley in DB 7008, PG 279 R.O.R.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Binkley N 07°19'48" E, 3011.75' to a wood corner post in a hollow; Thence now leaving said Binkley S 83°51'58" E, 577.64'; Thence S 82°52'54" E, 595.84' to a pk nail in a stone in the line of Claudette Jones in QCD- 20051229-0156289 R.O.D.C.T.; Thence with said Jones S 05°56'44" W, 682.94' to an existing iron pin; Thence now leaving said Jones with a new line S 16°56'15" W, 1623.39' to a set iron pin in the northerly line of Binkley Cemetery; Thence with said cemetery for the next four calls: Thence N 83°45'24" W, 20.00' to an existing concrete monument; Thence S 17°34'34" W, 196.08' to an existing concrete monument; Thence S 72°30'24" E, 220.03' to an existing concrete monument; Thence S 04°33'05" W, 131.24' to an existing concrete monument in the northerly margin of previous said Union Hill Road; Thence with said margin for the next five calls: Thence S 87°15'36" W, 172.13'; Thence with a curve to the left (l=28°00'01", R= 563.82', & CB= S 73°21'15" W, 272.80'), 1 = 275.54'; Thence S 59°21'14" W, 161.06'; Thence with a curve to the right (l=28°17'19", R= 390.50', & CB= S 73°29'53" W, 190.85'), L= 192.80'; Thence S 87°41'57" W, 371.94' to the point of beginning containing 70.296 acres.

Being part of the same property conveyed to The Shelby H. Spencer Revocable Living Trust by deed from Shelby H. Spencer of record as Instrument No. 20030128-0011394, Register's Office for Davidson County, Tennessee. Shelby H. Spencer died May 12, 2016. Pursuant to the provisions of said Living Trust, upon the death of Shelby H. Spencer, George Randall Spencer became Successor Trustee of the Shelby H. Spencer Revocable Living Trust Agreement dated November 8, 2002, (as Amended May 1, 2013). This deed is being executed to distribute the trust real estate in accordance with the terms thereof.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the Party of the Second Part, heirs and assigns.

And the Party of the First Part covenants with the Party of the Second Part that he, as

Successor Trustee, was lawfully seized and possessed of said property on the 20th of December, 2018; that he had a good and perfect right to convey same, and that said property was unencumbered.

And the Party of the First Part covenants with the Party of the Second Part that the Trust will warrant and forever defend the title to said premises against the lawful claims and demands of all persons whomsoever, claiming by, through and under the Party of the First Part, but no others.

IN WITNESS WHEREOF, the said Party of First Part has hereunto set hand and seal on the dates indicated in the notary acknowledgement below. Further, in order to indicate her acceptance of these changes, the Party of the Second Part also executes this deed of correction.

PARTY OF THE FIRST PART:

THE SHELBY H. SPENCER REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2002, (as Amended May 2, 2013)

BY: GEORGE RANDALL SPENCER
SUCCESSOR TRUSTEE

PARTY OF THE SECOND PART:

HEATHER S. GOODMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **George Randall Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The Shelby H. Spencer Revocable Living Trust Agreement, dated November 8, 2002 (as Amended May 2, 2013), the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Successor Trustee.

Witness my hand and official seal at office, this 1ST day of April, 2019.

JoAnn Atwood
Notary Public

JOANN ATWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 3, 2020

My Commission Expires: 3/3/2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather S. Goodman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of April, 2019.

My Commission Expires: 3-3-2020

NOTARY PUBLIC

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020