Karen Johnson Davidson County
Batch# 387863 AFFIDAVIT
04/20/2020 07:10:30 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20200420-0040801

THIS DOCUMENT PREPARED BY AND TO BE RETURNED TO:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

SCRIVENER'S AFFIDAVIT OF CORRECTION

Your affiant, Jeffrey Mobley, a member of the Nashville Bar, being duly sworn, hereby swears or affirms that a certain deed prepared by the affiant and recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incomplete derivation clause) that needs to be corrected, to wit:

1. The Deed in need of correction is described below, and a copy of the Deed is attached hereto.

> Quitclaim Deed recorded on February 18, 2020, from Bobby Ray Denson, as grantor, to Bobby Darrell Denson, as grantee, of record as Instrument No. 20200218-0017924, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction:**

The Parcel known as 7415 Bridle Drive, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 142 02 0, parcel 137.00, contains an incomplete derivation clause of said parcel.

Here is the (incomplete) derivation clause contained in the aforesaid deed:

> **7415 Bridle Drive Nashville** **Map & Parcel** **142 02 0 137.00**
>
> Being the same property conveyed to Bobby Ray Denson by deed from Richard Eugene Egnor and wife, Brenda H. Egnor, of record in Register's Office for Davidson County, Tennessee.

Here is the corrected, complete derivation clause that should be included in the deed described in Paragraph 1. hereinabove.

7415 Bridle Drive Nashville **Map & Parcel** **142 02 0 137.00**

Being the same property conveyed to Bobby Ray Denson by deed from Richard Eugene Egnor and wife, Brenda H. Egnor, of record as Instrument No. 20040616-0070961, Register's Office for Davidson County, Tennessee.

3. Further, affiant saith not.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14TH day of April, 2020.

Notary Public

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

Karen Johnson Davidson County
Batch# 359594 DEEDQC
02/18/2020 12:07:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20200218-0017924

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Bobby Ray Wons Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Brooke Rector Notary Public My Commission Expires:

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bobby Darrell Denson 3033 Lakeshore Drive Old Hickory, Tennessee 37138	SAME	034 00 0 041.00 034 16 0 005.00 044 05 0 028.00 044 14 0 035.00 044 15 0 045.00 044 15 0 289.00 053 03 0 191.00 132 05 0 092.00 142 02 0 137.00 147 06 0 202.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt

and sufficiency of which are hereby acknowledged, **Bobby Ray Denson**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Bobby Darrell Denson**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 14th day of February, 2020.

Bobby Ray Denson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 14th day of February, 2020.

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Brooke Rector
Notary Public

EXHIBIT A

Legal Descriptions

Bobby Ray Denson, Bobby R. Denson and Bobby Denson are one and the same person.

Mildred Frances Brown Denson, Mildred Frances Denson, Mildred F. Denson, Frances S. Denson, and Frances B. Denson are one and the same person.

Mildred Frances Denson died on December 30, 1999.

034 00 0 041.00 – 920 Swinging Bridge Road, Old Hickory, Tennessee 37138

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey dated May 31, 1960, by N.G. Jenkins, Surveyor, as follows:

Beginning at a point in the center of Hadley or Concrete Road (now known as Swinging Bridge Road), same being the westerly corner of the property conveyed to Owen L. Alexander and wife by deed from said grantors of record in Book ____, page ____, Register's Office for said County; thence leaving said road and running with said Alexander's northwesterly line North 44° 33' East 388.5 feet, more or less, to an iron pipe; thence North 6° 49' East 143.2 feet, more or less, to an iron pipe; thence South 45° 55' West 504.2 feet, more or less, to a point in the center of said Road; thence with the center of same, South 48° East 100 feet, more or less, to the point of beginning, containing 09.5 acres, more or less.

Being the same property conveyed to Mildred Frances Brown Denson and husband, Bobby Ray Denson, by deed from Ernest L. Brown and wife, Alice Lee Brown, of record in Book 4211, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as 920 Swinging Bridge Road, Old Hickory, Tennessee 37138.

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034 16 0 005.00 – 705 Swinging Bridge Road, Old Hickory, Tennessee 37138

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Swinging Bridge Heights as of record in Book 2854, page 114, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the southwesterly margin of Swinging Bridge Road, at the corner of Lots 4 and 5; thence with the line between said lots, southwesterly 106.88 feet to a corner of Lot No. 6; thence with the line between Lots 5 and 6, northwesterly 124.99 feet to the southeasterly margin of Keaton Avenue; thence with the margin of the same, northeasterly 72.36 feet to the beginning of a curve; thence around said curve, easterly 36.79 feet to the margin of Swinging Bridge Road; thence with the margin of the same, southeasterly 92.36 feet to the beginning.

Being the same property conveyed to Bobby Denson by deed from Bertha B. Cantrell and husband, Cletus Cantrell, of record as Instrument No. 20020418-0047913, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Swinging Bridge Road, Old Hickory, Tennessee 37138.

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044 05 0 028.00 – 314 Keeton Avenue, Old Hickory, Tennessee 37138

LAND LOCATED IN OLD HICKORY, NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF KEETON AVENUE, NORTHWEST OF HILLMAN PLACE, SAID LAND BEING LOT 59 ON THE PLAN OF SCENIC VIEW SUBDIVISION PREPARED BY W.W. TURNER CO., ENGINEERS ON AUGUST 20, 1948 (NOT OF RECORD) DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION DATED 4-30-07 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS:

COMMENCING AT A POINT AT THE WEST END OF THE RETURN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KEETON AVENUE AND HILLMAN PLACE; THENCE IN A NORTHWESTERLY DIRECTION WITH THE SOUTHERLY MARGIN OF SAID KEETON AVENUE 279.2 FEET TO A POINT AT THE COMMON FRONT CORNER OF LOT 59, SCENIC VIEW SUBDIVISION PREPARED BY W.W. TURNER CO., ENGINEERS ON AUGUST 20, 1948 (NOT OF RECORD) AND LOT 60 OF SAID SCENIC VIEW SUBDIVISION SAID LOT 60 BEING OWNED BY BOBBY RAY DENSON (INSTRUMENT# 200104090-0034880 R.O.D.C., TN.), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE LEA YING SAID SOUTHERLY MARGIN WITH SAID DENSON SOUTHWESTERLY 165.0 FEET TO A POINT IN THE LINE OF THE TERRY AND LAURA HARTSFIELD LAND (BOOK 10639, PAGE 555 R.O.D.C., TN.; THENCE WITH SAID HARTSFIELD NORTHWESTERLY (PASSING A CORNER OF THE STEVEN JONES LAND (INSTRUMENT # 20050502-0048415 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 95.0 FEET TO THE COMMON REAR CORNER OF SAID LOT 59 AND OF LOT 58 OF SAID SCENIC VIEW SUBDIVISION, SAID LOT 58 BEING OWNED BY KENNETH SMITH AND CORNELIA BANKS (BOOK 5732, PAGE 542 R.O.D.C., TN.); THENCE WITH SAID SMITH/BANKS NORTHEASTERLY 165.0 FEET TO A POINT ON SAID SOUTHERLY MARGIN OF SAID KEETON AVENUE; THENCE WITH SAID SOUTHERLY MARGIN SOUTHEASTERLY 95.0 FEET TO THE POINT OF BEGINNING.

Lot 59 is subject to and/or reserving one 10 foot wide public utility easement which runs adjacent to and parallel with the rear of said Lot.

Being the same property conveyed to Bobby Ray Denson and Bobby Darrell Denson, by deed from Audrey Pearl Barbee, of record as Instrument No. 20070503-0053222, Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Keeton Avenue, Old Hickory, Tennessee 37138

044 14 0 035.00 – 274 Martingale Drive, Old Hickory, Tennessee 37138

LAND in Davidson County, Tennessee, being Lot No. 274 of Block 1 on the Map of Cumberland Terrace, Part I as of record in Book 1424, page 49, Register's Office for said County.

SAID Lot No. 274 fronts 75 feet on the easterly side of Martingale Drive and runs back 180.1 feet on the northerly line and 185.5 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way, measuring 75 feet thereon.

SUBJECT TO: Easement for public utility purposes and a 30-foot building setback line, as shown on the Plan of record in Book 1424, page 49, said Register's Office.

Being the same property conveyed to Bobby R. Denson and wife, Frances S. Denson, by deed from Bobby R. Denson and wife, Frances B. Denson, and Bobby Darrell Denson, of record in Book 8058, page 221, Register's Office for Davidson County, Tennessee.

This is improved property known as 274 Martingale Drive, Old Hickory, Tennessee 37138.

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044 15 0 045.00 – 707 Lawrence Street, Old Hickory, Tennessee 37138

Land in Davidson County, Tennessee, being Lot No. 86 of Section "A" on the Plan of Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office for said County. Said Lot No. 86 fronts 55 feet on the Easterly margin of Lawrence Street and extends back between parallel lines 87.9 feet to a dead line.

Being the same property conveyed to Bobby R. Denson and wife, Frances B. Denson, by deed from Douglas H. Powers and Phillip H. Powers, of record in Book 6214, page 517, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in deed from E. I. DuPont de Nemours and Company to Dossie L. Sims and wife, of record in Book 1905, Page 450, as modified by an instrument dated August 23, 1955, filed August 26, 1955, and recorded in Book 2447, page 151, Register's Office for Davidson County, Tennessee.

This is improved property known as 707 Lawrence Street, Old Hickory, Tennessee 37138.

202002180017924
202004200040801

044 15 0 289.00 – 1109 Debow Street, Old Hickory, Tennessee 37138

Land in Davidson County, Tennessee, being Lot No. 16, Section "C", Village of Old Hickory of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bobby Ray Denson by deed from Jennifer Eastland Fryer, Executrix of the Estate of J. T. Carter, deceased, and Jennifer Eastland Fryer, of record as Instrument No. 20011112-0123989, Register's Office for Davidson County, Tennessee.

This is improved property known as 1109 Debow Street, Old Hickory, Tennessee 37138.

202002180017924
202004200040801

053 03 0 191.00 – 1306 Clarke Street, Old Hickory, Tennessee 37138

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 204 of Section "B" on the Plan of Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 204 fronts 54.8 feet on the westerly side of Clarke Street, and runs back between parallel lines, 89.1 feet to a dead line.

Being the same property conveyed to Bobby R. Denson and wife, Frances B. Denson, by deed from Billy C. Crawford and Frances Ray, of record in Book 9219, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Clarke Street, Old Hickory, Tennessee 37138.

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132 05 0 092.00 – 909 Tower Place, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section No. 2 Glendale Park, as of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Ray Denson by deed from Mary H. Maxwell, of record as Instrument No. 20051123-0141917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record as Book 1130, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 909 Tower Place, Nashville, Tennessee 37204.

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142 02 0 137.00 – 7415 Bridle Drive, Nashville, Tennessee 37211

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 182 on the Plan of Cross Timbers Section 4 of record in Plat Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby Ray Denson by deed from Richard Eugene Egnor and wife, Brenda H. Egnor, of record in Register's Office for Davidson County, Tennessee.

This is improved property known as 7415 Bridle Drive, Nashville, Tennessee 37211.

202002180017924
202004200040801

147 06 0 202.00 – 5005 Edmonson Pike, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being all of Lot No. 263, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 3300, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is a tract of land conveyed to the Metropolitan Government of record in Book 7164, Page 308, said Register's Office, described as follows:

Being part of Lot No. 263 on the Plan of Section Five, Caldwell Country Estates, as of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point, said point being 25 feet West from the center line of Edmondson Pike and on the northern property line; thence, along said right-of-way line along a curve to the right of radius, 925 feet for 112 feet to a point; thence, North 57 deg. 02' 17" West, for 5 feet; thence, along a curve to the left of radius 920 feet for 111.40 feet to a point; thence, South 63 deg. 58' 31" East, for 5 feet to the point of beginning and containing an area of 558.49 square feet, more or less.

Being the same property conveyed to Bobby Ray Denson by deed from Mary Louise Keathley, of record in Instrument No. 20050414-0041711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5005 Edmonson Pike, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

