Karen Johnson Davidson County
Batch# 387874 AFFIDAVIT
04/20/2020 07:34:30 AM 13 pgs
Fees: $67.00 Taxes: $0.00
20200420-0040817

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 errors (consisting of two incorrect property descriptions) that need to be corrected, to wit:

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

> Executors' Quitclaim Deed recorded on December 18, 2019, from William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., who died on October 8, 2019, as grantors, to William R. Healy III and Andrew C. Healy, as equal tenants in common, as grantees, of record as Instrument No. 20191218-0130686, Register's Office for Davidson County, Tennessee.

2. **Parcels Needing Correction**:

a) The Parcel known as 848 Youngs Lane, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 070 08 0, parcel 246.00, contains an incorrect description of said parcel.

The correct property description that should be included in the aforesaid deed for the parcel known as 848 Youngs Lane, Nashville, Davidson County, Tennessee, is as follows:

848 Youngs Lane Nashville Map & Parcel 070 08 0 246.00

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

Lot No. 2 on the Resubdivision of Part of Lots 31 and 32 of the Map of Part of the Free Silver Plan, Section One, as of record in Plat Book 6050, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20081230-0123342, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 25.5% tenant-in-common interest, Andrew C. Healy will own an undivided 25.5% tenant-in-common interest, John Colmore will own an undivided 49% tenant-in-common interest.

This is improved property known as 848 Youngs Lane, Nashville, Tennessee 37207.

b) The Parcel known as 852 Youngs Lane, Nashville, Davidson County, Tennessee, which is listed as Davidson County tax map 070 08 0, parcel 212.00, contains an incorrect description of said parcel.

The correct property description that should be included in the aforesaid deed for the parcel known as 852 Youngs Lane, Nashville, Davidson County, Tennessee, is as follows:

852 Youngs Lane Nashville Map & Parcel 070 08 0 212.00

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

Lot No. 1 on the Resubdivision of Part of Lots 31 and 32 of the Map of Part of the Free Silver Plan, Section One, as of record in Plat Book 6050, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20081230-0123342, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 25.5% tenant-in-common interest, Andrew C. Healy will own an undivided 25.5% tenant-in-common interest, John Colmore will own an undivided 49% tenant-in-common interest.

This is improved property known as 852 Youngs Lane, Nashville, Tennessee 37207.

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

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

Karen Johnson Davidson County
Batch# 331853 DEEDQC
12/18/2019 02:08:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20191218-0130686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 16TH day of December, 2019.

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Andrew C. Healy, et al. 4315 Iroquois Avenue Nashville, Tennessee 37205	-SAME-	070 08 0 213.00 070 08 0 246.00 070 08 0 212.00 070 08 0 219.00

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., deceased (the "decedent"), who died on October 8, 2019, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County,

201912180130686
202004200040817

Tennessee, on October 31, 2019, and recorded under Docket No. 19P-1896 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby release, remise and quitclaim unto William R. Healy III and Andrew C. Healy, as equal tenants in common, with each grantee owning an undivided one-half (50%) interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 16TH day of December, 2019.

ESTATE OF WILLIAM R. HEALY, JR.

By: _____
William R. Healy III, Co-Executors

By: _____
Andrew C. Healy, Co-Executors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16TH day of December, 2019.

_____ My Commission Expires: _____
Notary Public

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

201912180130686
202004200040817

EXHIBIT A

Legal Descriptions

070 08 0 213.00 – 840 Youngs Lane, Nashville, Tennessee 37027

Tract No. 3:
Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 31 on the Map of part of the Free Silver Plan, showing Second Addition and other lots of record in Book 332, page 46, Register's Office for said County, described as follows:

Beginning at low water mark of Cumberland River, the southeast corner of Lot No. 32 on the said plan, and running thence with the boundary line of said Lot No. 32, North 46 ½ deg. E 239.5 feet to a sassafra; North 48 ½ deg. E 280.5 feet to a stake; North 1 ½ deg. W 165 feet to an elm; North 38 ½ deg. W 151.8 feet to a stake, and North 8 deg. W 67.5 feet, more or less, to the southerly margin of Young's Lane; thence easterly along the southerly margin of said lane 388.4 feet to a stake in the westerly line of Lot No. 30 on said plan, thence South 32 ½ deg. W with said line, 758.8 feet, more or less, to low water mark of Cumberland River, the southwest corner of said Lot No. 30; thence North 87 deg. W with Cumberland River, at low water mark, 363 feet to the beginning, containing 4 acres, more or less.

Included in the above described tract, but expressly EXCLUDED from this conveyance is the following tract or parcel of land:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot 31 on the Plan of Free Silver as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of a branch and the southerly margin of Young's Lane in the common corner of Lots 31 and 32 on said plan; thence with the center of the branch and the line between said Lots 31 and 32, S 8° E., 67.5 feet to a point; thence continuing with the line between said Lots 3 and 32, S. 38°30'E., 151.8 feet to an elm; thence, leaving said lot lines, S 89°10'E., 19 feet to a point; thence N t 0 W., 183.9 feet to the southerly margin of said Young's Lane; thence with the southerly margin of Young's Lane, N. 89°10'W., 120 feet, more or less, to the point of beginning and containing .35 acres, more or less.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20090128-0007440, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 25.5% tenant-in-common interest, Andrew C. Healy will own an undivided 25.5% tenant-in-common interest, John Colmore will own an undivided 49% tenant-in-common interest.

This is improved property known as 840 Youngs Lane, Nashville, Tennessee 37027.

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070 08 0 246.00 – 848 Youngs Lane, Nashville, Tennessee 37027

Tract No. 2:
Land in the 12th Civil District of Davidson County, Tennessee, being a part of Lot 31 on the Map of Free Silver Plan as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, fronting 19 feet on the southerly side of Young's Lane and running back between parallel lines 183.9 feet, measuring 19 feet on the rear and more particularly described as follows: beginning at a point in the southerly margin of Young's Lane at the northeast corner of a .27 acre tract, conveyed to Myrtle Wallace Smith to her son, John William Wallace, and his wife, Dorothy Wallace, by deed of record in Book 3096, page 397, Register's Office for Davidson County, Tennessee; thence with his easterly line, South 1 deg. E 183.9 feet to an iron pin; thence South 89 deg. 10 min. East 19 feet to a point; thence North 1 deg. W 183.9 feet to the southerly margin of said Young's Lane; thence North 89 deg. 10 min. W 19 feet to the point of beginning containing 8/100 of an acre.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20081230-0123342, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 25.5% tenant-in-common interest, Andrew C. Healy will own an undivided 25.5% tenant-in-common interest, John Colmore will own an undivided 49% tenant-in-common interest.

This is improved property known as 848 Youngs Lane, Nashville, Tennessee 37027.

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070 08 0 212.00 – 852 Youngs Lane, Nashville, Tennessee 37027

Tract No. 1:
Land in the 12th Civil District of Davidson County, Tennessee, being parts of Lots 31 and 32 on the Plan of Free Silver as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, described as follows: beginning at a point in the center of a branch and the southerly margin of Young's Lane in the easterly boundary of Lot 32 on said plan, thence with the center of the branch and the Lot Line 31 and 32, South 8 deg. E 67.5 feet to a point; thence continuing with the center of said branch but leaving said lot lines, South 2 deg. 10 min. W 48.2 feet to an iron pin; thence with said branch, South 41 deg. 42 min. E 122 feet to an iron pin; thence leaving said branch, North 34 deg. E 25.6 feet to a point in the boundary line of Lots 31 and 32; thence North 1 deg. W 183.9 feet to the southerly margin of Young's Lane; thence with the southern margin of Young's Lane, North 89 deg. 10 min. W 101 feet to the point of beginning and containing 37/100 acres, more or less: being 27/100 acre of Lot 31 and 10/100 acre of Lot 32.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20081230-0123342, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 25.5% tenant-in-common interest, Andrew C. Healy will own an undivided 25.5% tenant-in-common interest, John Colmore will own an undivided 49% tenant-in-common interest.

This is improved property known as 852 Youngs Lane, Nashville, Tennessee 37207.

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070 08 0 219.00 – 1903 Lathan Court, Nashville, Tennessee 37207

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Free Silver Plan of record in Book 332, page 46, Register's Office for said County, described according to a survey of Wm. Collier Parrish Associates, dated November 30, 1962, as follows:

Beginning at a point in the easterly margin of Lathan court, being 310 feet more or less, from the South margin of Youngs Lane, and being a common comer with the property conveyed to Gaines & Gaines Construction Company, Inc., by deed from Will Lathan, individually and as Trustee et al of record in Book 2594, page 345, Register's Office for said County, Thence along said easterly margin of Lathan Court South 24 degrees 35 minutes west to a point; thence continuing along said margin westerly around a curve with a radius of 50 feet, a distance of 66.09 feet to a point; thence South 10 degrees 19 minutes East 40.5 feet to a point thence S 55 degrees 27 minutes West 55.7 feet to a point; thence South 34 degrees 15 minutes West 88.0 feet to a point; thence North 65 degrees 59 minutes West 100.4 feet to a point; thence South 20 degrees 07 minutes West 118.2 feet more or less to a point in the United States Government take line for an easement for flowage of Cheatham Lake; thence along said line South 87 degrees 48 minutes East 315.7 feet to a point; thence North 58 degrees 16 minutes West 141.2 feet to a point; thence North 51 degrees 49 minutes East 107.8 feet to a point ;thence north 13 degrees 27 minutes East 80.2 feet to a point; thence North 42 degrees 33 minutes East 131.5 feet to a point; thence North 65 degrees 25 minutes West 58.8 feet to the beginning.

INCULDED BUT EXCLUDED FROM THE ABOVE DESCRIBED IS THAT PROPERTY CONVEYED TO MILTON D. DUNGEY AND WIFE, JOSEPHINE H. DUNGEY BY DEED FROM WILL (WILLIAM) LATHAN AND WIFE, OF RECORD IN BOOK 4146, PAGE 7, DESCRIGED AS FOLLOWS;

Being part of Lot 30 Free Silver Plan as of record in Book 332, page 46, Register's Office for said County, and described according to a survey made by John M. Sullivan Civil Engineer on May 19, 1967 as follows:

Being at a point in the easterly margin of Lathan Court at the southwest comer of Lot 8 Riverside Homes, as of record in Book 2330, page 108, thence along the southerly line of Lot 8, south 65 degrees 25 minutes East 58.8 feet to the southeast comer of said Lot thence South 42 degrees 33 minutes West 81.79 feet thence North 65 degrees 25 minutes West 33.57 feet to the easterly margin of Lathan Court; thence with said Court, North 24 degrees 35 minutes East 77.8 feet to the point of beginning.

Being the same property conveyed to William R. Healy, Jr. by deed from Salley M. Lyons, LLC, of record as Instrument No. 20020405-0041825, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

After this conveyance, William R. Healy, III will own an undivided 50% tenant-in-common interest, and Andrew C. Healy will own an undivided 50% tenant-in-common interest.

This is improved property known as 1903 Lathan Court, Nashville, Tennessee 37207.

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)

