Karen Johnson Davidson County
Batch# 485128 DEEDQC
09/29/2020 11:20:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200929-0111975

This instrument prepared by:
Martha Brooke Perry
Law Offices of
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82

Barbara Luther et al

TO: Larry Fick
5159 Drakes Branch Road
Nashville, TN 37218

Map 48 Parcel 0062.00

SEND TAX BILLS TO: SAME

DEED OF CORRECTION

WHEREAS, by deed of record at Instrument No. 20171016-0105812, Register's Office of Davidson County, Tennessee, Barbara Luther, Robert T. Ladd, Jr. and Sandra Bauman did convey certain real property to their brother, Larry Flick; and

WHEREAS, said deed contained a property description describing a tract of approximately 5 acres, though the intent of the parties was that all real property owned by them together as the children of Robert T. Ladd and Christine Ladd that lay on Drakes Branch Road and was identified by the Davidson County Property Assessor as Tax Map 48, Parcel 0062.00 be conveyed to the said Larry Flick; and

WHEREAS, Larry Flick has obtained a current survey of the property, and the parties desire to correct the description contained on the said deed of record at Instrument No. 20171016-0105812, said Register's Office.

NOW, THEREFORE, the parties do hereby correct the said property description on the said deed of record at Instrument No. 20171016-0105812, said Register's Office by replacing it with the below described property and, further, to effectuate these purposes, we, Barbara Luther, Robert T. Ladd, Jr. and Sandra Bauman (herein "Grantors"), do hereby quitclaim and convey unto Larry Flick

all of our right, title, and interest in and to the following described real property:

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: 12-02-16, File Number 2-275, as follows:

Beginning at a set iron rod in the center of a gravel access drive and having a Tennessee State Plane Coordinate of N: 695090.1020, E: 1717149.8558; Thence with the north line of Cindy Comer (Deed Book 5611, Page 417) NORTH 62 DEGREES 16 MINUTES 55 SECONDS WEST a distance of 790.04 feet to a 22 inch tree at a break in a partial stone wall; Thence NORTH 80 DEGREES 13 MINUTES 28 SECONDS WEST a distance of 409.20 feet to a set iron rod and having a Tennessee State Plane Coordinate of N: 695526.9727, E: 1716047.2091; Thence crossing a hollow NORTH 07 DEGREES 36 MINUTES 01 SECONDS EAST a distance of 593.92 feet to a set iron rod in an old road along a ridge and common corner to Jonathan Lawhorn (Instr: 20160112-0003104); Thence with said Lawhorn and along the ridge NORTH 77 DEGREES 51 MINUTES 53 SECONDS EAST a distance of 226.91 feet to a set iron rod; Thence SOUTH 88 DEGREES 49 MINUTES 16 SECONDS EAST a distance of 495.00 feet to a set iron rod; Thence SOUTH 66 DEGREES 57 MINUTES 13 SECONDS EAST a distance of 607.50 feet to an existing iron rod being a common corner to Carl Wayne Groves (Instr: 20040624-0074993) and having a Tennessee State Plane Coordinate of N: 695915.4229, E: 1717401.5152; Thence with said Groves SOUTH 24 DEGREES 23 MINUTES 27 SECONDS WEST a distance of 798.76 feet to a set iron rod in an existing gravel access drive; Thence with a curve turning to the left with an arc length of 129.49 feet, with a radius of 145.67 feet, with a chord bearing of SOUTH 38 DEGREES 37 MINUTES 34 SECONDS EAST, with a chord length of 125.27 feet, to a set iron rod which is the point of beginning, having an area of 906457 square feet, 20.81 acres

Being the same property conveyed to Robert T. Ladd and wife, Christine Ladd, by deed from Henry A. Maupin et ux, of record at Book 2481, page 125, Register's Office of Davidson County, Tennessee and by deed from Lorine Stanley and Henry A. Maupin of record at Book 3467, page 437, said Register's Office. Further being property conveyed to Christine Ladd (approximately 5 acres) by deed from Lorine Stanley of record at Book 3823, page 503, said Register's Office. Christine Ladd died October 1, 2012, intestate, survived by her husband, Robert T. Ladd, and her children, Barbara Luther, Larry Flick, Robert T. Ladd, Jr., and Sandra Bauman as evidenced by the Affidavit of Heirship at Instrument No. 20200929-0111974, said Register's Office. Robert T. Ladd then died January 16, 2014, intestate, survived by his children, Barbara Luther, Larry Flick, Robert T. Ladd, Jr., and Sandra Bauman as evidenced by the same Affidavit of Heirship.

By deed of record at Instrument No. 20120921-0085947, said Register's Office, a

tract of approximately five acres of the above-described property was conveyed to Barbara Luther, Larry L. Flick, T. Ladd, Jr. and Sandra Bauman. Larry L. Flick is one and same person as Larry Flick.

This is improved property situated at 5159 Drakes Branch Road, Nashville, TN 37218, and this is not the marital residence of the Grantors.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, we have caused this instrument to be executed this the 12 day of June, 2020.

Barbara Luther
BARBARA LUTHER

Robert T. Ladd Jr.
ROBERT T. LADD, JR.

Sandra Bauman
SANDRA BAUMAN

Larry Flick
LARRY FLICK

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara Luther, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand this the 12 day of June, 2020.

Cyndi Reeder
NOTARY PUBLIC

My Commission Expires: 9/29/2020

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert T. Ladd, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand this the 12 day of June, 2020.

Cyndi Reeder
NOTARY PUBLIC

My Commission Expires: 9/29/2020

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sandra Bauman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand this the 12 day of Jun, 2020.

Cynthia Reeder
NOTARY PUBLIC

My Commission Expires: 9/29/2020

CYNTHIA REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry Flick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand this the 12 day of Jun, 2020.

Cynthia Reeder
NOTARY PUBLIC

My Commission Expires: 9/29/2020

CYNTHIA REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND HIS SURVEYOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT AND THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OR MARKETABILITY OF TITLE, AND ASSUMES NO LIABILITY THEREFORE.