WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6587

Karen Johnson Davidson County
Batch# 507573 DEEDWARR
11/03/2020 07:40:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201103-0128107

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Kirby W. Yost

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Jimmy Duke Motors 1009 Gallatin Pike Madison, TN 37115	Jimmy Duke Motors 1009 Gallatin Pike Madison, TN 37115	**05108009900**

REFERENCE: ***Deed recorded at Instrument No. 20091222-0116559, in the Register's Office of Davidson County, Tennessee***

CORRECTIVE LIMITED WARRANTY DEED

(The purpose of this instrument is to correct the legal description of the property conveyed by Deed recorded at Instrument No. 20091222-0116559, in the Register's Office of Davidson County, Tennessee, caused by scrivener's errors)

WHEREAS, Patricia E. Wall and Cumberland Trust and Investment Company, Co-Trustees of the Nathan T. Wall Marital Trust ("**Grantor**"), transferred and conveyed unto Jimmy Duke Motors, a Tennessee general partnership ("**Grantee**"), by deed dated December 15, 2009, and recorded on December 22, 2009 at Instrument No. 20091222-0116559, in the Register's Office of Davidson County, Tennessee (the "**Original Deed**");

WHEREAS, the legal description used in the Original Deed contained a scrivener's error resulting in an incorrect legal description;

WHEREAS, a recent survey of the property indicates the correct legal description and revealed the scrivener's error in the Original Deed.

THEREFORE, in consideration of the premises and for the sole purpose of correcting the legal description contained in the Original Deed, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers and conveys unto Grantee and its successors and assigns, all of Grantor's right, title and interest in and to the real property located in Davidson County, Tennessee and being more particularly described in **Exhibit "A,"** attached to and made a part of this Deed (the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee and its heirs and assigns forever in fee simple. Grantor does covenant that it is lawfully seized and possessed of the Property, has full power and legal authority to convey the Property, and the title to the Property is free, clear and unencumbered, except as noted in this Limited Warranty Deed.

Grantor further covenants for itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against all claims of all persons claiming by, through or under it, but not further or otherwise.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm of Chambliss, Bahner & Stophel, P.C. disclaims responsibility for the status of the title to the Property or for the accuracy of such information.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has executed this Deed this 28th day of October, 2020.

GRANTOR:

THE NATHAN T. WALL MARITAL TRUST

Patricia E. Wall
Patricia E. Wall, Co-Trustee

Pendleton Square Trust Company, LLC
a Tennessee limited liability company

By: Carolyn Hannon
Name: Carolyn Hannon
Its: Trust Officer

STATE OF TENNESEEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforementioned, personally appeared Patricia E. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a co-trustee of the Nathan T. Wall Marital Trust, the within named bargainor, a trust, and that such person, as such co-trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by such person as co-trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28 day of October, 2020.

THOMAS O. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

Notary Public

My Commission Expires: 7/9/2024

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Before me, a Notary Public of the state and county aforesaid, personally appeared Carolyn Hannon *(name)*, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledge himself/herself to be the _____ *(title)* of **Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust**, the within named bargainor, a corporation, and that he/she as authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such aforesaid authorized officer.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 28 day of October, 2020.

THOMAS O. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE :
Davidson :
COUNTY OF ~~HAMILTON~~ :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $360,000.00*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
*** Deed tax paid on Deed recorded at Instrument Number 20091222-0116559, in the Register's Office of Davidson County, Tennessee.**

THOMAS O. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

AFFIANT-GRANTEE:

JIMMY DUKE MOTORS, a Tennessee general partnership

By: Judith Lynne Gregory
Name: JUDITH LYNNE GREGORY
Title: PARTNER

Sworn and subscribed to before me this 28 day of October, 2020.

Notary Public

My Commission Expires: 7/9/24

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 3 ON THE MAP SHOWING SUBDIVISION OF LOTS 2 AND 5 OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) AT THE SOUTHEAST INTERSECTION OF GALLATIN PIKE, AS NOW WIDENED AND LOCATED, AND BRINKHAVEN AVENUE, BEING IN THE APPROXIMATE WEST LINE OF A 50-FOOT STREET RUNNING ALONG THE EAST LINE OF THE NASHVILLE & GALLATIN INTERURBAN RAILROAD RIGHT-OF-WAY; THENCE,

1. WITH THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE, SOUTH 60 DEGREES 49 MINUTES 21 SECONDS EAST, 192.00 FEET TO AN IRON ROD (FOUND) AT THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO NASHVILLE MADISON PARTNERS, LLC AS OF RECORD IN INSTRUMENT NO. 20180111-0003710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE AND WITH THE WEST PROPERTY LINE OF SAID NASHVILLE MADISON PARTNERS, LLC, IN PART, SOUTH 29 DEGREES 23 MINUTES 32 SECONDS WEST, 67.98 FEET TO AN IRON ROD (FOUND) AT THE NORTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JIMMY R. MITCHELL ETUX AS OF RECORD IN INSTRUMENT NO. 20010302-0019929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE NORTH PROPERTY LINE OF SAID JIMMY R. MITCHELL ETUX, NORTH 50 DEGREES 49 MINUTES 21 SECONDS WEST, 192.00 FEET TO AN IRON ROD (SET) ON THE EAST MARGIN OF THE AFOREMENTIONED GALLATIN PIKE; THENCE,

4. WITH THE EAST MARGIN OF SAID GALLATIN PIKE, NORTH 29 DEGREES 23 MINUTES 32 SECONDS EAST, 67.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,053 SQUARE FEET OR 0.30 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

BEING THE SAME PROPERTY CONVEYED TO JIMMY DUKE MOTORS, A TENNESSEE GENERAL PARTNERSHIP, BY LIMITED WARRANTY DEED FROM PATRICIA E. WALL AND CUMBERLAND TRUST AND INVESTMENT COMPANY, CO-TRUSTEES OF THE NATHAN T. WALL MARITAL TRUST, AS OF RECORD IN INSTRUMENT NO. 20091222-0116559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE [BUT WHICH DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION, CORRECTED BY THIS DEED].

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

