Box 14
G33845-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

This Instrument Prepared By:
and Return to:

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood Tennessee 37027

Karen Johnson Davidson County
Batch# 519498 DEEDWARR
11/20/2020 11:59:22 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201120-0136825

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in **Instrument Number 20180813-0079487**, Register's Office for Davidson County, Tennessee, **Charlie B Lawrence and Rebecca Schauer-Lawrence, husband and wife** (hereinafter "Grantor(s)") conveyed a certain real property of land in Davidson County, Tennessee, to **Trent J David and Ashley V David, husband and wife** (hereinafter "Grantee(s)").

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

BEGINNING AT A POINT IN THE NORTH MARGIN OF FREEMAN HOLLOW COURT, SAID POINT BEING THE MOST WESTERLY CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003, PAGE 960 R.O.D.C., TN.; THENCE WITH SAID MARGIN S54°46'08"E 66. 71' TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C., TN.; THENCE WITH A COMMON LINE TO SAID AYERS PROPERTY N23°23'52E 125.52' TO A FENCE POST; THENCE N40°30'47"E 154.231 TO A FENCE POST; THENCE, N22°30'43"E 121.09' TO A POWER POLE; THENCE, N15°37'34"E 145.38' TO A FENCE POST; THENCE, N19°11'44"E 64.15' TO A POWER POLE IN THE NEW LINE COMMON TO THE JACKIE W. TATIJM PROPERTY; THENCE, WITH SAID NEW LINE FOR THE NEXT 5 CALLS N55° 25'41"E 113.53' TO A FENCE POST; THENCE, N75°00'52"E 81.56' TO A POWER POLE; THENCE, N88°46'24"E 94.23' TO A FENCE POST; THENCE, S81°55'21"E 103.38' TO A POWER POLE; THENCE, S83°44'00"E 204.27' TO A IRON ROD, SAID ROD BEING THE SOUTHWESTERLY CORNER OF THE JOSEPH R. STEWART PROPERTY AS EVIDENCE!D IN DEED BOOK 7583, PAGE 361 R.O.D.C., TN; THENCE, S85°25'07"E 652.70' TO A POINT IN THE WEST LINE OF THE JOSEPH E. SHAFFER PROPERTY AS EVIDENCED IN DEED BOOK 8313, PAGE 51 R.O.D.C.,TN.; THENCE, WITH SAID LINE S01°34'27"W 244.92' TO A POINT, SAID POINT BEING THE MOST NORTH CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C, TN.; THENCE, WTTH A COMMON LINE TO SAID AYERS PROPERTY S66°02'50W 305.82' TO A POINT, SAID POINT BEING THE MOST EAST CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003 PAGE 960 R.O.D.C, TN.; THENCE WITH A COMMON UNE TO SAID AYERS PROPERTY N72°19'25"'W 818.88' TO A POINT: THENCE, S47°44'06W 474.24' TO A POINT, THENCE S06°19'10"W 66.09' TO THE POINT OF BEGINNING CONTAINING 8.83 ACRES MORE OR LESS.

Being the same property conveyed to Charlie B Lawrence and wife, Rebecca Schauer- Lawrence, by quitclaim deed from Charlie B Lawrence and wife, Rebecca Schauer, now known as Rebecca Schauer-Lawrence,, of record in Instrument No 20021119-0143173, Register's Office for said County, dated November 8, 2002, and Recorded on November 19, 2002.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell and convey unto Grantees, their heirs successors and assigns, all of the land in Davidson County, State of Tennessee, which is described as follows:

TRACT I:

Beginning at a point in the North margin of Freeman Hollow Court, said point being the most westerly corner of the Michael F. Ayers property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with said margin S 54° 46' 08" E 66.71' to a point, said point being the northeasterly corner of the Morris E. Ayers property as evidenced in Deed Book 4028, Page 107, said Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers property N 23° 23' 52" E 125.52' to a fence post; thence, N 40° 30' 47" E 154.23' to a fence post; thence, N 22° 30' 43" E 121.09' to a power pole; thence, N 15° 37' 34" E 145.38' to a fence post; thence, N 19° 11' 44" E 64.15' to a power in the new line common to the Jackie W. Tatum Property; thence, with said new line for the next 5 calls N 55° 25' 41" E 113.53' to a fence post; thence, N 75°00'52" E 81.56' to a power pole; thence, N 88° 46' 24" E 94.23' to a fence post; thence, S 81° 55' 21" E 103.38' to a power pole; thence, S 83° 44' 00" E 204.27' to iron rod, said rod being the southwesterly corner of the Joseph R. Stewart Property as evidenced in Deed Book 7583, Page 361, Register's Office for Davidson County, Tennessee; thence, S 85° 25' 07" E 652.70' to a point in the west line of the Joseph E. Shaffer property as evidenced in Deed Book 8313, Page 51, Register's Office for Davidson County, Tennessee; thence, with said line S 01°34' 27" W 244.92' to a point, said point being the most north corner of the Morris F. Ayers Property as evidenced in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property S 66° 02' 50" W 305.82' to a point, said point being the most East corner of the Michael F. Ayers Property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property N 72° 19' 25" W 818.88' to a point; thence, S 47° 44' 06" W 474.24' to a point, thence S 06°19' 10" W 66.09' to the point of beginning containing 8.83 acres more or less.

Being the same property conveyed to Trent J. David and Ashley V. David, husband and wife by Deed dated August 8, 2018, from Charlie B. Lawrence and Rebecca Shauer-Lawrence, husband and wife of record in Instrument No. 20180813-0079487, said Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED therefrom is the following described property as follows:

EXCLUDED TRACT A:

Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, S 3° 22' 07" East 12.13 feet, to the point of beginning of this description; thence, S 3° 22' 07" East, 182.63 feet to a point; thence, S 47° 44' 06" West. 167.04 feet, to a point; thence, N 22° 30' 43" East, to a point; thence

North 15° 37' 43" East, 145.38 feet to a point; thence, North 19° 11' 44" East 64.15 feet to a point; thence, N 55° 25' 41" East 23.20 feet to the point of beginning of this description, containing 13,307.61 square feet and/or 0.31 acres more or less.

Being the same property conveyed to Wilma Smith Ayers by Quitclaim Deed dated May 30, 2001, from Charlie B. Lawrence and wife, Rebecca Schauer Lawrence of record in Instrument No. 20010906-0096792, Register's Office for Davidson County, Tennessee.

EXCLUDED TRACT B:

Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, N 86° 57' 57" East 19.84 feet to the point of beginning of the description; thence, N 55° 25' 41" East 67.13 feet to a point; thence, N 75° 00' 52" East 81.56 feet to a point; thence, North 88° 46' 24" East 94.23 feet to a point; thence, S 81° 55' 21" East 103.38' to a point; thence, S 83° 44' 00" East 180.10 feet to a point; thence, S 86° 57' 57" West 510.36 feet to the point of beginning of this description, containing 15,787.70 square feet and/or 0.36 acres more or less.

Being the same property conveyed to Jackie W. Tatum and wife, Alice Ayers Tatum by Quitclaim Deed dated May 30, 2001, from Charlie B. Lawrence and wife, Rebecca Schauer Lawrence of record in Instrument No. 20010906-0096793, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee, shown as portion of Parcel 144.00 on Property Map 011, and being further described as follows:

Beginning at an iron pin (new), a corner to Charlie B. Lawrence (Instrument No. 20021119-0143173, and being the most easterly point of Morris E. Ayers property (Deed Book 4028, Page 107); thence, S 47° 44' 06" W a distance of 129.60 feet to an iron point (new) in the line of said Charlie B. Lawrence; thence, with a new dividing line N 25° 49' 11" E a distance of 51.40 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, N 19° 40' 53" E a distance of 193.88 feet to an iron pin (new) in the line of said Lawrence; thence, S 03° 19' 21" E a distance of 141.90 feet to the point of beginning, containing 0.15 acres (6618.71 square feet) according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924 , dated February 4, 2010.

Being the same property conveyed to Charlie B. Lawrence by deed from Alice Faye Tatum, Malcolm W. Ayres, William Ayers and Michael Ayers, all being the heirs at law of Wilma Smith Ayers who died July 18, 2009, of record as Instrument No. 20100611-0045424, said Register's Office, and further conveyed to Trent J. David and Ashley V. David, husband and wife by Deed from Charlie B. Lawrence (and his spouse, if any) of record in Instrument No. __________, Register's Office for Davidson County, Tennessee.**

**not applicable (will apply with the next conveyance)

EASEMENT TRACTS:

Together with Easements for Ingress and Egress of record in Instrument No. 20010906-0096795 and in Instrument No. 20010906-0096796, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, in fee simple forever, and the said Grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **Instrument Number 20180813-0079487**, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 17 day of November, 2020.

GRANTORS:

Charlie B Lawrence

Rebecca Schauer-Lawrence

GRANTEES

Trent J David

Ashley V David

STATE OF Montana

COUNTY OF Missoula

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Charlie B Lawrence and Rebecca Schauer-Lawrence** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17 day of November, 2020.

Notary Public

My commission expires: July 25, 2021

SEAN W BROKL
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, Montana
My Commission Expires
July 25, 2021

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Trent J David and Ashley V David**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of November, 2020.

Melissa Jansen
Notary Public

My commission expires: 2/18/21

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02/18/2021

STATE OF TENNESSEE

COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 18 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY