Karen Johnson Davidson County
Batch# 526536 DEEDWARR
12/08/2020 11:12:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201208-0142382

	STATE OF TENNESSEE **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $0.00 Taxes were collected with transfer of record in Record Book 514, page 2508, Register's Office for Cheatham County, Tennessee. Affiant Subscribed and sworn to before me, this 1 day of Dec., 2020. Notary Public My commission expires: 11/27/2023
(Notary Stamp)	

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

THIS INSTRUMENT PREPARED BY
William Davis, Attorney, P.C.
219 Ward Circle, Suite 6
Brentwood, TN 37072

CORRECTIVE WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carol Ann Boaz	**New Owner**	**053-031.01, 053-031.04, 03600002600**
5691 Higdon Road		
Joelton, Tennessee 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Helen Townsend a/k/a Mary Clark Townsend, Mary C. Townsend, Mary H. Townsend, Mary C. Tomaszewski and Mary H. Tomaszewski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Ann Boaz, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **CHEATHAM AND DAVIDSON** COUNTIES, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

See Exhibit "A" Attached Hereto

This Corrective Warranty Deed is made for the purpose of correcting the legal description in Warranty Deed of record in Record Book 514, page 2508, Register's Office for Cheatham County, Tennessee.

This property was not the marital residence of Mary C. Townsend.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of November 2020.

Mary Helen Townsend by Kelly Jean Tomaszewski Ellis, as Attorney in Fact

Mary Helen Townsend by Kelly Jean Tomaszewski Ellis as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Kelly Jean Tomaszewski Ellis, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument on behalf of Mary Helen Townsend for the purposes therein contained, and who further proved to me to be the Attorney in Fact for and authorized to execute this instrument on behalf of Mary Helen Townsend.

Witness my hand, at office, this 30 day of November, 2020.

Elizabeth Levsen
Notary Public

My Commission Expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

EXHIBIT "A"

LEGAL DESCRIPTION:

TRACT 1:
Map and Parcel: Cheatham 053-031.01
Map and Parcel: Davidson 03600002600

Being a portion of a tract of land in the 2nd Civil District of Cheatham County and in the 14th Civil District of Davidson County, Tennessee, described according to survey #162 by Ralph W. C. Lambert, dated March 29, 1969, as follows:

Beginning at a point in the northwest margin of Higdon Road, the southerly corner of the Luster Property; thence along said margin South 35 deg West 148.5 feet; South 24 deg West 71.5 feet; thence North 53 deg West 600 feet, more or less, to a point in a hollow; thence along the hollow North 5 deg West 150 feet to a point in the southwest line of the Luster property; thence along said Luster's line South 67 deg East 412.5 feet, South 53 deg East 297.0 feet to the beginning.

Being the same property conveyed to Mary C. Townsend by Quitclaim Deed from Mary C. Tomaszewski, filed for record in Deed Book 478, page 586, Register's Office for Cheatham County, Tennessee. Further being the same property conveyed to Mary C. Tomaszewsi and her husband, Raymond J. Tomaszewski (since deceased) by Quitclaim Deed from Edward B. Clark and wife, Frances M. Clark, filed for record in Deed Book 141, page 206, Register's Office for Cheatham County, Tennessee and in Book 4770, page 824, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5691 Higdon Road, Joelton, Tennessee, 37080.

TRACT 2:
Map and Parcel: 053-031.04

A certain tract of land situated in the Second Civil District of Cheatham County, Tennessee, and the 14th District of Davidson County, Tennessee, to-wit:

Beginning at a hickory near the Glover Water Mill Road; thence South 19 deg West 45 poles to a black oak; thence South 7 deg West 25 poles to a tan oak; thence North 51 deg West 32.1 poles; thence North 54 deg West 8 poles; thence North 38 deg West 16 poles to an elm in a hollow; thence with the meanders of said hollow, North 36 deg West 8 poles; thence North 88 deg West 12 poles; North 65 deg West 5 poles; North 80 deg West 7 poles; South 50 deg West 7.6 poles; South 78 deg West 8 poles; North 87 deg West 8 poles; South 76 deg West 28 poles; South 45 deg West 16 poles; 55 deg West 16 poles; South 50 deg West 21.6 poles to the intersection with Beech Hollow; thence with same, North 65 deg W 12 poles; North 40 deg West 62 poles; North 55 deg East 12 poles; North 37 deg East 76 poles; South 44 deg East 6 poles; North 40 deg East 20 poles; North 70 deg East 6 poles; North 80 deg East 4 poles; North 68 deg East 20 poles; South 78 deg East 36 poles; North 56 deg East 20 poles; North 85 deg E 7 poles to the intersection of another hollow; thence down same, South 37.5 deg East 36 poles; thence South 67 deg East 25 poles to a hickory; thence South 35 deg East 18 poles to the Cotton Patch Road; thence with same South 53 deg West 9 poles; South 24 deg West 11 poles to the beginning, containing 108.85 acres, more or less.

Included in the foregoing description, boundaries, and acreage is a 1 acre tract, more or less, in the Southeast corner of the above described tract conveyed to Harold Proctor and wife, Edna Mae Proctor by deed from Earl Duffield and wife, Eunica A. Duffield, which deed has not been recorded and said 1 acre tract in expressly excluded from this title conveyance.

Being the same property conveyed to Edward B. Clark and wife, Frances M. Clark by Installment Deed from J. C. Woodard and wife, Elizabeth H. Woodard, dated 8/19/1954 and filed for record in Book 89, page 443, Register's Office for Cheatham County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE are the following tracts of land: Property conveyed to The Clark Irrevocable Catastrophic Illness Trust of record in **Record Book 542, page 442**, and **Record Book 542, page 445**, Register's Office for Cheatham County, Tennessee and **Instrument Number 20181218-0012285**, Register's Office for Davidson County, Tennessee (Map and Parcel: 053-031.00 in Cheatham and 03600002700 and 03600002800 in Davidson); Property conveyed to Rhonda Robertson by Warranty Deed of record in **Record Book 490, page 701**, Register's Office for Cheatham County, Tennessee (Map and Parcel: 053-031.05); Property conveyed to Eddie Schoate, an unmarried man and April Dawn Brown, a married woman as tenants in common with the right of survivorship of record in **Record Book 570, page 800**, Register's Office for Cheatham County, Tennessee (Map and Parcel: 053-031.03); Property conveyed to David E. Welch and wife, Ruby D. Welch of record in **Deed Book 418, page 550**, Register's Office for Cheatham County, Tennessee, and **Book 10583, page 619**, Register's Office for Davidson County, Tennessee (Map and Parcel: 053-032.01 in Cheatham County and 03700005300 in Davidson County); Property conveyed to Jesse Lee Shadowens and wife, Lenny Gale Shadowens of record in **Deed Book 214, page 548**, Register's Office for Cheatham County, Tennessee, and **Book 5829, page 322**, Register's Office for Davidson County, Tennessee (Map and Parcel: 053-032.00 in Cheatham and 03700000100 in Davidson); and Property conveyed to Mary C. Tomaszewski and husband, Raymond J. Tomaszewski of record in **Deed Book 141, page 206**, Register's Office for Cheatham County, Tennessee, and **Book 4770, page 824**, Register's Office for Davidson County, Tennessee (Map and Parcel: 053-031.01 in Cheatham and 03600002600 in Davidson).

BEING THE SAME PROPERTY conveyed to Mary Helen Clark by Last Will and Testament of Edward Bird Clark dated 03/04/1988 of record in Will Book 2, page 521, Clerk and Masters Office of Cheatham County, Tennessee.

This is unimproved property known as Higdon Road, Joelton, Tennessee 37080.