**SEND TAX BILLS TO:**
NEW OWNER

M. Dale McCulloch
P.O. Box 1001
Mt. Juliet, TN 37121

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
109 N Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 20-08667**

**FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED AND NO TAX ADVICE GIVEN**

**Map/Group/Parcel:**

Tax Parcel 140-00-0-077.00

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 565846 **DEEDQC**
02/02/2021 08:44:03 AM 8 pgs
Fees: $42.00 Taxes: $0.00



20210202-0014676

# DEED OF CORRECTION

WHEREAS, **AVONDALE PARK PARTNERSHIP, a Tennessee general partnership** ("Grantor"), has heretofore executed to **AVONDALE RESIDENTIAL, INC., a Tennessee corporation** ("Grantee"), a certain quitclaim deed of record in Instrument Number 20201104-0128953, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake, said property was conveyed to AVONDALE RESIDENTIAL, INC., a Tennessee corporation, when in fact it should have been conveyed to M. DALE McCULLOCH, individually; and,

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error, **AVONDALE PARK PARTNERSHIP, a Tennessee general partnership,** does hereby transfer and convey unto **M. DALE McCULLOCH**, his heirs and assigns, forever, all interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows to-wit:

**SEE ATTACHED EXHIBIT "A"**

**THIS CONVEYANCE** is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

**AVONDALE RESIDENTIAL, INC., a Tennessee corporation,** joins in this instrument to consent to the correction of name of Grantee.

**IN WITNESS WHEREOF**, the undersigned have executed or caused this instrument to be executed by its duly authorized representative, this the 25 day of January, 2021.

(Signatures to follow on next pages)

**AVONDALE PARK PARTNERSHIP**

By: M. Dale McCulloch

**M. Dale McCulloch**

**Its: Partner**

**STATE OF TENNESSEE**

**COUNTY OF** Wilson, TN

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **M. Dale McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Partner of **AVONDALE PARK PARTNERSHIP**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 25 day of January, 2021.

SANDY A. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy A. Bruce
**NOTARY PUBLIC**

My comm. expires: 5/9/2023

By: Michael M. Smith

**Michael M. Smith**

**Its: Partner**

**STATE OF** Florida

**COUNTY OF** Walton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael M. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Partner of **AVONDALE PARK PARTNERSHIP**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnershp by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 12th day of January, 2021.

Mari J. Martin-Vegue
COMMISSION # GG277315
EXPIRES: Dec. 28, 2022
Bonded Thru Aaron Notary

**NOTARY PUBLIC**

My comm. expires: 12/28/2022

**AVONDALE RESIDENTIAL, INC.**

By: M. Dale McCulloch

**M. Dale McCulloch**

**Its: President**

**STATE OF TENNESSEE**

**COUNTY OF** Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **M. Dale McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of **AVONDALE RESIDENTIAL, INC.** within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 25 day of January, 2021.

SANDY A BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy A. Bruce
**NOTARY PUBLIC**

My comm. expires: 5/9/2023

**********

The actual consideration given for this transfer is $ -0- .

**AFFIANT**

Sworn to and subscribed before me this 29th day of January, 2021.

**NOTARY PUBLIC**

My comm. expires: 2/19/2023

DENISE CARVER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

# EXHIBIT "A"

## Legal Description

## Tax Parcel 140-00-0-077.00

Land situated in the 25th Councilmanic District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) lying in the northerly margin of McCrory Lane (R.O.W. varies) and the westerly margin of Avondale Park Blvd. (60'R.O.W.) and being the southeasterly corner of the hereon described tract;

Thence, along the northerly margin of said McCrory Lane N 51°38'40" W, a distance of 600.67'to an iron rod (old);

Thence, along the easterly line of Jones Living Trust of record in Instrument 20020515-59518, R.O.D.C. and Mildred Deal Brown of record in Deed Book 10752, Page 174, R.O.D.C. N 40°56'14" E, a distance of 1135.40'to an iron rod (old):

Thence, along the southerly line of lot 18 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 24°33'59" E, a distance of 194.45'to an iron rod (old);

Thence, along the southerly line of lot 17 S 32°20'47" E, a distance of 6.84'to an iron rod (old);

Thence, along the westerly line of open space a and lot 10 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 42°47'12" W, a distance of 461.37'to an iron rod (old);

Thence, along the southerly line of lot 10 and lot 8 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 12°32'31" E a distance of 173.72'to an iron rod (old);

Thence, along the southerly line of lot 8 and 7 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 51°17'48" E, a distance of 253.05'to an iron rod (old);

Thence, along the westerly margin of said Avondale Park Blvd. the next eleven (11) calls:

Thence, along a curve to the left with an arc length of 103.18, with a radius of 705.00, with a chord bearing of S 27°35'17" W, with a chord length of 103.09',to an iron rod (old);

Thence, S 23°23'43" W a distance of 100.01'to an iron rod (old);

Thence, along a curve to the right with an arc length of 19.83, with a radius of 444.83', with a chord bearing of S 24°40'18" W, with a chord length of 19.83',to an iron rod (old) ;

Thence, S 30°24'33" W, a distance of 18.22'to an iron rod (old);

Thence, along a curve to the right with an arc length of 76.90', with a radius of 140.00', with a chord bearing of S 46°44'26" W, with a chord length of 75.94',to an iron rod (old);

Thence, along a curve to the left with an arc length of 48.22', with a radius of 114.00', with a chord bearing of S 50°21'37" W, with a chord length of 47.86',to an iron rod (old);

Thence, S 38°14'05" W, a distance of 24.02'to an iron rod (old);
Thence, along a curve to the left with an arc length of 38.18', with a radius of 114.00', with a chord bearing of S 28°38'26" W, with a chord length of 38.00',to an iron rod (old);

Thence, along a curve to the right with an arc length of 22.10', with a radius of 66.00', with a chord bearing of S 28°38'26" W, with a chord length of 22.00',;to an iron rod (old);

Thence, S 37°44'53" W, a distance of 7.05'to an iron rod (old);

Thence, along a curve to the right with an arc length of 38.10', with a radius of 25.00', with a chord bearing of S 81°53'36" W, with a chord length of 34.52',to the Point of Beginning.

Containing 401,720 Square Feet or 9.22 Acres, more or less.

**Being part of the same property conveyed to Avondale Park Partnership from Michael R. Allison and wife, Diane A. Allison, by Deed of record in Instrument No. 20041207-0145661, Register's Office for Davidson County, Tennessee.**