This Instrument Prepared By:
Dodson Parker Behm & Capparella, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 690679 DEEDQC
08/04/2021 04:02:13 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210804-0105087

QUITCLAIM DEED OF CORRECTION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
The James Campbell Family Limited Partnership 8154 Highway 70 South Nashville, TN 37221	SAME	Map 127 Parcel 202

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES A. CAMPBELL**, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **THE JAMES CAMPBELL FAMILY LIMITED PARTNERSHIP**, (hereinafter collectively "Grantee") all of its right, title and interest in certain real estate in Davidson County, Tennessee, which is described as follows:

> A tract of land in the First Civil District of Davidson County, Tennessee, more particularly described on Exhibit A attached, which is incorporated herein by reference.
>
> Being the same property transferred to James A. Campbell by Quitclaim Deed dated the 31st day of August, 1995 from Pan American Electric, Inc., and of record in the Register's Office of Davidson County, Tennessee in Book 9847, Page 870, and being the same property transferred to The Campbell Family Limited Partnership by Quitclaim Deed dated November 1, 1995, and of record in the Register's Office of Davidson County, Tennessee in Book 9847, Page 874.

Juana S. Campbell joins in this Deed for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise; and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

By way of explanation of this Deed of Correction, by Deed in Book 9847 Page 874, Register's Office for Davidson County, Tennessee, under date of November 1, 1995 (the "1995 Deed") James A. Campbell intended to transfer certain property to The James Campbell Family Limited Partnership. The 1995 Deed incorrectly listed the Grantee as The Campbell Family Limited Partnership. The correct name of the limited partnership is The James Campbell Family Limited Partnership. It is the purpose of this Quitclaim Deed of Correction to clarify and confirm the correct name of the Grantee as being The James Campbell Family Limited Partnership.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2021.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Comm. Exp. July 12, 2022

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this the 4th day of August, 2021.

JAMES A. CAMPBELL

JUANA S. CAMPBELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. CAMPBELL**, the within named Grantor, with whom I am personally acquainted (or who was identified 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 and seal, at office, this 4th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 09/07/2021

LERA D. RUTHERFORD
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUANA S. CAMPBELL**, the within named Grantor, with whom I am personally acquainted (or who was identified 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 and seal, at office, this 4th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 04/07/2021

LERA O. PENDERGRASS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOOK 9847 PG 877

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, being Lot No. 1 shown on the plan of Hamilton Industrial Park of record in Book 7900, Page 633, R.O.D.C., located on the easterly side of Fort Negley Boulevard between Hamilton Avenue and Fort Negley Court, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way of Hamilton Avenue and the easterly right-of-way of Fort Negley Boulevard;

THENCE, with the easterly right-of-way of said Fort Negley Boulevard the following calls:

N 17° 25' 51" W, 241.90 feet to an iron pin;

N 27° 13' 47" W, 94.73 feet to an iron pin;

THENCE, along a curve to the right 39.60 feet to a point in the southerly right-of-way line of Fort Negley Court. Said curve having a central angle of 90° 45' 37", a radius of 25.00 feet, a tangent of 25.33 feet and a chord of N 18° 35' 39" E, 35.59 feet;

THENCE, with said right-of way the following calls:

Along a curve to the right 105.44 feet to an iron pin. Said curve having a central angle of 26° 51' 00", a radius of 225.00 feet, a tangent of 53.71 feet and a chord of N 83° 18' 30 E, 104.48;

S 82° 59' 22 E, 190.43 feet to a point. Said point being the northwest corner of Lot No. 2, Hamilton Industrial Park;

THENCE, leaving said Fort Negley Court right-of-way line along the westerly boundary of said Lot No. 2, S 07° 00' 38" W, 360.00 feet to a point in the northerly right-of-way of Hamilton Avenue, said point being the southwest corner of said Lot No. 2, Hamilton Industrial Park;

THENCE, with the northerly right-of-way of Hamilton Avenue N 82° 15' 51" W, 145.70 feet to the point of beginning;

Containing 81,459 square feet of 1.87 acres, more or less. Being a portion of the property conveyed to Robert Bowling by deed of record in Book 8752, page 795, Register's Office for Davidson County, Tennessee.

$ 16.00 CHECK 03 0101 11/02