This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 692597 DEEDQC
08/06/2021 02:59:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210806-0106473

New Owner is:
Odell P. Bradley, Jr.
703 Tulip Grove Road
Hermitage, TN 37076

Map and Parcel
076-00-0-003.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Dawn Martin
Affiant

Subscribed and sworn to before me this 3rd day of August, 2021.

Brian D. Mitchell
Notary Public

My commission expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Warranty Deed conveying the within described property from **Odell P. Bradley, Jr., an unmarried man,** to **Vastland Northcrest Development, LLC, a Tennessee limited liability company,** was previously executed and put of record in **Instrument No. 20210527-0072087**, Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Warranty Deed contained an error in that the legal description is incorrect. The said Warranty Deed inadvertently conveyed a parcel of property referenced as Tract I therein, (the correct reference is Lot 1), which was not the intention of the parties; and

WHEREAS, the said Warranty contained error in referencing the Map and Parcel Numbers; and

WHEREAS, the said Warranty Deed contained an error in referencing the Tract or Lot Numbers in the description of the property, and

WHERREAS, the said Warranty Deed contained an error in the street number referenced in the physical address; and

WHEREAS, a Scrivener's Affidavit is being recorded simultaneously herewith in Instrument No. 20210806-0106474, Register's Office for Davidson County, Tennessee, for the purpose of further correcting the Map and Parcel references, the Tract or Lot Number references, and the street number reference; and

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and to hereby correct the legal description of the property contained in the aforementioned Warranty Deed and to reconvey that certain parcel of property referenced as Tract I therein, but here,

correctly referenced as Lot 1 pursuant to Plat of record in Instrument Number 20210518-0067493, said Register's Office, **Vastland Northcrest Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Odell P. Bradley, Jr., an unmarried man,** hereinafter referred to as Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, correctly described as follows to-wit:

Lot 1
A tract of land in the 2nd Civil District, Hermitage, Davidson County, Tennessee as described according to the Final Subdivision Plat of the Bradley Subdivision of record in Instrument No. 20210518-0067493, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way of Leesa Ann Lane (70' R/W) at the right-of-way return curve of the intersection of Leesa Ann Lane and Tulip Grove Road (50' R/W); said point also being the northwesterly corner of the herein described property having State Plane Coordinates of N-681,822.4394 E-1,794,435.1404 and proceeding,

With said southerly right-of-way of Leesa Ann Lane S 82deg39'06" E 259.65 feet to an iron pin set at the northwesterly corner of proposed Lot 2 of the un-recorded plat of the Bradley Subdivision; thence, Leaving said southerly right-of-way of Leesa Ann Lane and with the common line of Lot 2 of the un-recorded plat of the Bradley Subdivision S 07deg20'54" W 201.32 feet to an iron pin set; thence, N 82deg39'06" W 215.00 feet to point; thence, N 70deg35'54" W 148.75 feet to an iron pin set on the easterly right-of-way of Tulip Grove Road; thence, With said easterly right-of-way of Tulip Grove Road N 33deg58'37" E 175.00 feet to an iron pin set; thence, With a curve to the right 27.69 feet to the point of beginning; said curve having a central angle of 63deg22'17", radius 25.04, tangent 15.45, and chord N 65deg39'45" E 26.30. Containing 63,002 square feet or 1.45 acres more or less, according to survey dated 4/23/2021 by Gregory E. Daniels, TN RLS #1489, Daniels & Associates, Inc.

Being a portion of the property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company, from Odell P. Bradley, Jr., an unmarried man, by Warranty of record in Instrument Number 20210527-0072087, Register's Office for Davidson County, Tennessee.

This is improved property knowns as: 703 Tulip Grove Road, Hermitage, TN 37076

Witness our hands this 26th day of July, 2021.

GRANTOR:

Vastland Northcrest Development, LLC

By: Mack H. McClung
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MACK H. McCLUNG**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the **Sole Member of Vastland Northcrest Development, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of July, 2021.

Notary Public

My Commission Expires: 7/9/22

BOBBI J NALLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTEE:

Odell P. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ODELL P. BRADLEY, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2021.

Notary Public

My Commission Expires:

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023