Karen Johnson Davidson County
Batch# 712375 DEEDWARRSP
09/09/2021 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210909-0120950

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2021-0644

ADDRESS NEW OWNER
LAKEWOOD CROSSING, LLC

5704 PORTSMOUTH PL
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
New owner at owners address

MAP PARCEL
053-12-0-012.00
053-12-0-217.00

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00
**Tennessee State Transfer Taxes previously paid
in Instrument No. 20210629-0087768**

Affiant

Subscribed and sworn to before me this the 3 day of September, 2021

Notary Public

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

My Commission Expires: 10.20.2024

SPECIAL WARRANTY DEED

DEED OF CORRECTION

That whereas, said party of the first part heretofore executed to party of Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company, a certain Special Warranty Deed dated June 25, 2021 and recorded in Instrument No. 20210629-0087768, Register's Office of Davidson County, Tennessee; and whereas by mutual mistake said deed contained an error in the description of the land thereby intended to be conveyed; and whereas, Lakewood Crossing, LLC, a Tennessee Limited Liability Company, has requested said party of Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company, to correct said error and said Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company, have agreed so to do; and whereas, the correct description intended to be inserted in said former deed is that hereinafter set out;

Now, therefore said Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company, for the purpose of correcting said error and in consideration of the sum of One Dollar ($1.00), to them in hand paid, has bargained and sold and by these presents do bargain, sell, and convey unto said Lakewood Crossing, LLC, a Tennessee Limited Liability Company, and its successors and assigns a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Newsom Real Estate Investments, LLC, a Tennessee limited liability company** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **LAKEWOOD CROSSING, LLC, a Tennessee limited liability company**, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Parcel I:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 1, as on the survey entitled, "Binkley Family Consolidation Plat", as shown on the plat of the same of record in Instrument No. 20120130-0008160, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Included in the above-described property but expressly excluded therefrom are the following tracts previously conveyed to Binkley Family Investments LP, of record in Instrument No. 20110512-0036583, in the Register's Office for Davidson County, Tennessee:

Exclusion Tract I:

Land located in Davidson County, Tennessee and being more particularly described as follows: Beginning at a capped (Sharondale Nashville) iron pin set at the North corner of Lessee's land space area, said iron pin being South 44 degrees 10 minutes 38 seconds West, 58.36 feet from a capped (Sharondale Nashville) iron pin set in the South margin of Lawrence Court at the North corner of the Binkley Family Consolidation Plat, of record in Instrument No. 20120130-0008160, of the Register's Office of Davidson County, Tennessee; thence, South 52 degrees 05 minutes 29 seconds East, 106.14 feet to a capped (Sharondale Nashville) iron pin set at the East corner of Lessee's land space area; thence, South 44 degrees 10 minutes 48 seconds West, 84.89 feet to a capped (Sharondale Nashville) iron pin set at the South corner of Lessee's land space area; thence, North 45 degrees 56 minutes 38 seconds West, 105.50 feet to a capped (Sharondale Nashville) iron pin set at the West corner of Lessee's land space area; thence, North 44 degrees 10 minutes 48 seconds East, 73.12 feet to the point of beginning, containing 8,314 square feet, (0.191 acres), more or less.

Exclusion Tract II:

Being a thirty foot wide joint access and utility right of way extending from the South margin of Lawrence Court to the Northeast margin of Lessee's land space area, at all times being fifteen feet wide each side of and parallel with the following described centerline: Beginning at a capped (Sharondale Nashville) iron pin set in the South margin of Lawrence Court, said iron pin being South 45 degrees 55 minutes 12 seconds East, 37.51 feet from a capped (Sharondale Nashville) iron pin set in the South margin of Lawrence Court at the north corner of the Binkley Family Consolidation Plat, of record in Instrument No. 20120130-0008160, of the Register's Office of Davidson County, Tennessee; thence, leaving the South margin of Lawrence Court, South 44 degrees 10 minutes 48 seconds West, 54.30 feet to a capped (Sharondale Nashville) iron pin set in the North margin of Lessee's land space area, containing 1,629 square feet, (0.037 acres), more or less.

Parcel II:

Land located in Davidson County, Tennessee and being more particulary described as follows: One parcel of land, being part of the Ferrell Realty, LLC Property, recorded in Deed Book 10409, Pages 274 and 275, situated in the Fourth Civil District of Davidson County, Tennessee and described according to an unrecorded survey by John D McCormick-RLS #674 as follows:

TRACT #1-County Tax Map 53-12/Parcel 217:

Beginning at the northerly point of the said Ferrell Realty, LLC Property and being at a point on the easterly margin of Pitts Avenue at a point 50.0 feet from the center line of the Tennessee-Central Railroad; thence along the westerly right-of-way of the railroad South 45 degrees, 10 minutes, 28 seconds east a distance of 94.0 feet; thence South 44 degrees, 49 minutes, 32 seconds West a distance of 30.93 feet; thence along a curve to the left with a radius of 245.46 feet a distance of 52.28 feet to a point in the easterly margin of Pitts Avenue; thence along the easterly margin of Pitts Avenue North 5 degrees, 23 minutes, 37 seconds West a distance of 129.26 feet to the point of beginning, and containing 3,758 square feet, more or less, according to revised survey of John D. McCormick, TN RLS #674, dated 01-28-2003.

Being the same property conveyed to Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeffrey Alan Smith and wife, Ann Binkley Smith of record in Instrument No. 20181211-0120460 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2021, a lien not yet due and payable which have been prorated and assumed by Grantee; Subject to all matters shown on the Plan of record as Instrument Number 20120130-0008160, Register's Office of Davidson County, Tennessee.

This is property known as 2905 Lawrence Court, Old Hickory, TN 37138 and 0 Pitts Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs,

assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 3 day of September, 2021

GRANTOR:

Newsom Real Estate Investments, LLC

BY: _____
Frank Newsom, II, as Managing Member

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank Newsom, II, as Managing Member**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of Sept., 2021.

_____
Notary Public

TRACY BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 1-12-25

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2021

_____ 9/3/21
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of September, 2021

Notary's Signature

My Commission Expires: 10.20.2024

