Karen Johnson Davidson County
Batch# 721279 DEEDWARR
09/22/2021 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210922-0127218

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

Send Tax Bills To:
New Owner

New Owner is:
Gage Steven Reynolds
5300 Old Hickory Blvd.
Nashville, TN 37218

Map and Parcel
05700014300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 15th day of September, 2021.

Notary Public

My commission expires: 1/3/22

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Kenneth D. Phillips and wife, Wanda J. Phillips** to **Gage Steven Reynolds, a single man**, has previously been executed and put of record in **Instrument No. 20200928-0111551**, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

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 **Kenneth D. Phillips and wife, Wanda J. Phillips,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gage Steven Reynolds, a single**

man, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

BEING A PARCEL OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO KENNETH D. PHILLIPS, ET UX IN DEED BOOK 9099, PAGE 373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 11-18-2004, BY TOMMY E. WALKER R.L.S. #1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER OF SULPHUR CREEK ROAD AND THE SOUTHERLY LINE OF JEWELL LEE HUTSON (DEED BOOK 3944, PAGE 338, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH SAID JEWELL LEE HUTSON S 73° 46' 10" E 74.02' TO AN IRON PIN; THENCE S 80° 33' 07" E 173.35' TO AN IRON PIN; THENCE N 85° 22' 58" E 452.09' TO AN IRON PIN; THENCE N 87° 20' 41" E 44.34' TO AN IRON PIN; THENCE N 77° 51' 19" E 173.74' TO AN IRON PIN; THENCE N 79° 09' 25" E, 408.26' TO AN IRON PIN, COMMON CORNER TO SAID JEWELL LEE HUTSON AND HAROLD GLENN PHILLIPS, JR. (INSTRUMENT NO. 20040413-41326, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH THE SOUTHERLY LINE OF SAID HAROLD GLENN PHILLLIPS, JR. N 71° 08' 22" E 282.14' TO AN IRON PIN; THENCE N 86° 59' 39" E 92.40' TO AN IRON PIN; THENCE N 50° 59' 39" E 144.38' TO AN IRON PIN; THENCE N 73° 59' 36" E 297.00' TO AN IRON PIN; THENCE N 72° 52' 13" E 752.97' TO AN IRON PIN; THENCE S 17° 07' 47" E 400.00' TO AN IRON PIN; THENCE S 72° 52' 13" W 476.00' TO AN IRON PIN; THENCE N 85° 09' 12" W 891.64' TO AN IRON PIN; THENCE S 71° 08' 22" W 254.37' TO AN IRON PIN; THENCE S 79° 09' 25" W 410.61' TO AN IRON PIN; THENCE S 77° 51' 19" W 176.61' TO AN IRON PIN; THENCE S 87° 20' 41" W 46.98' TO AN IRON PIN; THENCE S 85° 22' 58" W 456.34' TO AN IRON PIN; THENCE N 80° 33' 07" W 180.65' TO AN IRON PIN; THENCE N 73° 46' 10" W 76.51' TO AN IRON PIN IN THE CENTER OF SAID SULPHUR CREEK ROAD; THENCE WITH THE SAME N 16° 24' 09" E 40.00' TO THE POINT OF BEGINNING CONTAINING 10.119 ACRES.

BEING THE SAME PROPERTY CONVEYED TO KENNETH D. PHILLIPS AND WIFE, WANDA J. PHILLIPS, BY DEED FROM CALVIN C. VEACH AND WIFE, LOIS J. VEACH, OF RECORD IN BOOK 9099, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **5300 Old Hickory Blvd., Nashville, Tennessee, 37218**.

Witness our hands this 10th day of September, 2021.

GRANTORS:

Kenneth D. Phillips

Kenneth D. Phillips

Wanda J. Phillips

Wanda J. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Kenneth D. Phillips and Wanda J. Phillips**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2021.

Tracy Janeczko

Notary Public
My Commission Expires: 5/9/23

TRACY JANECZKO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

GRANTEE:

Gage Steven Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Gage Steven Reynolds**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 5/9/23

TRACY JANECZKO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, John Gleaves, 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 9/10/21 (date of document).

Affiant Signature

Date 9/15/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1/3/22

