Karen Johnson Davidson County
Batch# 741054 DEEDWARR
10/21/2021 12:11:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20211021-0141431

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

File No. 210434495

The purpose of this Deed of Correction is to correct the legal description of the prior conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2021

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2022

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jacob Pitts 4391 Stenberg Road Whites Creek, TN 37189-9046	New Owner	P/O 039-00-0-296.00

WHEREAS, a Warranty Deed conveying the within described property from **Michele Bates and Nicholas Bates, Wife and Husband,** (hereinafter collectively referred to as the "Grantor") to **Jacob Pitts** (hereinafter "Grantee") has previously been executed and put of record in **20210706-0090644**, Register's Office of Davidson County, TN.

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Richard G. Carney, et ux, by George B. Carney, et ux, in a deed of record in which is recorded in Deed Book 1637, page 005, Register's Office for Davidson County, Tennessee, and a portion of that property which was conveyed to Richard G. Carney, et ux, by Robert Bruce Carney, et ux, in a deed of record in Deed Book 4850, page 936, Register's Office for Davidson County, Tennessee, to wit: Beginning at a railroad spike, in the center of Stenberg Road, the northeast corner of a tract of land which belongs to Albert N. Capps, having a deed reference in Deed Book 9707, page 652, Register's Office for Davidson County, Tennessee, the northeast corner of this tract and continuing as follows: S 38 deg. 30' 25" E 89.93 feet to an iron pin in the center of Carney Creek; thence S 32 deg. 44' 23" E, 1231.31 feet to an iron pin found, marking the northeast corner of a tract of land which belongs to Oliver Waller having a deed reference in Deed Book 4328, page 863, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Oliver Waller, as follows, S 27 deg. 18' 21" W, 87.65 feet to an iron pin found; thence S 75 deg. 43' 44" W, 477.80 feet to an iron pin found; thence N 85 deg. 18' 43" W 217.66 feet to an iron pin found; thence N 77 deg. 04' 59" W 244.46 feet to an iron pin placed, marking a common corner of said tract of land which belongs to Oliver Waller, and a corner of a tract of land which belongs to Henry Randall Waller, having a deed reference in Deed Book 4746, page 978, Register's Office of Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Henry Randall Waller, as follows ; N 79 deg. 00' 55" W 199.75 feet to an iron pin placed; thence S 67 deg. 02' 26" W 99.00 feet to an iron pin found, marking a common corner of said tract of land which belongs to Henry Randall Waller, and a tract of land which belongs to Raymond Kirby having a deed reference in Deed Book 4003, page 778, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of

land which belongs to Raymond Kirby, as follows: S 45 deg. 02' 26" W, 160.00 feet to an iron pin placed; thence S 44 deg. 54' 02" W 137.25 feet to an iron pin placed; thence S 74 deg. 47' 26" W 264.00 feet to an iron pin found; thence N 89 deg. 18' 57" W 263.44 feet to an iron pin found; thence with a new line, N 17 deg. 57' 32" W 734.14 feet to a railroad spike, in the center of Stenberg Road; thence with the center of Stenberg Road, as follows: N 79 deg. 43' 53" E 171.08 feet; thence N 74 deg. 31'07" E, 157.93 feet; thence N 69 deg. 34' 35" E 158.16 feet; thence N 71 deg. 06' 51" E 109.63 feet; thence N 77 deg. 10' 58" E 127.82 feet; thence N 74 deg. 14' 13" E 76.31 feet; thence N 69 deg. 00'00" E 40.21 feet; thence N 58 deg. 30' 17" E 81.57 feet; thence N 52 deg. 01'12" E 303.19 feet; thence N 52 deg. 08' 13" E 233.32 feet to a point in the center of a bridge in the intersection of Carney Creek and Stenberg Road; thence N 46 deg. 10 ' 01" E 88.21 feet; thence N 41 deg. 36' 28" E 77.61 feet; thence N 34 deg. 53'08" E 109.16 feet to the point of beginning, containing 38.71 acres as surveyed by Richard C. Kessinger, R.L.S. Tennessee License No. 1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, TN 37172, May 6, 1996.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being described as follows: Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 - 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to an iron pin set at the TRUE POINT OF BEGINNING of this tract:

Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an IRON PIN SET; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an IRON PIN SET; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to an IRON PIN SET in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an IRON PIN SET; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to an IRON PIN SET; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the TRUE POINT OF BEGINNING of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin , Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, file No. 206608.

WHEREAS, the legal description of said Warranty Deed conveyed the entire parcel, Tract 1 and Tract 2, and should have only conveyed a portion of the parcel, identified as Tract 1. Tract 2 is further described in the attached Exhibit "A."

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

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 **Michele Bates and Nicholas Bates, Wife and Husband,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jacob Pitts,** hereinafter referred to as Grantee, his heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:,

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Nicholas & Michele Bates in DB-20190923 0096362 R.O.D.C.T.; more accurately described according to a survey, **attached as Exhibit "B"**, by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/09/2021 as follows:
Tract 1

Beginning at an existing nail in the centerline of Stenberg Road, said nail being the most northeast corner of the parent tract, and the most northeast of herein described tract ;

Thence now leaving said centerline passing the southerly margin of said Stenberg road S 38°30'25" E, 89.93' to an existing iron pin in a creek and in the line of Barry Capps in BK-20101220 0101003 R.O.D.C.T.; Thence with said Capps S 32°48'32" E, 1231.95' to an existing iron pin in the line of Waller Residuary Trust in DB-20150722 0072049 R.O.D.C.T., at the top of a ridge; Thence now leaving said Capps with said Waller generally along a ridge for the next four calls: S 27°22'02" W, 87.42' to an existing iron pin; Thence S 75°42'13" W, 477.77' to an existing iron pin; Thence N 85°20'19" W, 217.86' to an existing iron pin; Thence N 77°07'23" W, 244.35' to an existing iron pin, said pin being a corner to Randall Waller DB 4746, PG 978 R.O.D.C.T.; Thence with said Randall Waller for the next two calls: N 79°03'58" W, 199.80' to an existing iron pin; Thence S 66°51'24" W, 99.39'to an existing iron pin; Thence now leaving said Waller with a new line N 52°02'46" W, 107.39' to an existing iron pin at the southeast corner of Albert Zabroski in DB-20130311 0024074 R.O.D.C.T.; Thence with said Zabroski's easterly line N 17°33'52" W, passing an existing iron pin in the southerly margin of Stenberg Road marking said Zabroski's northeast corner a total of 575.30' to a point in the center of said Stenberg Road; Thence with said centerline for the next eight calls: N 74°13'17" E, 76.31'; Thence N 68°59'04" E, 40.21'; Thence N 58°29'21" E, 81.57'; Thence N 52°00'16" E, 303.19'; N 52°07'17" E, 233.32'; Thence N 46°09'05" E, 88.21'; Thence N 41°35'32" E, 77.61'; Thence N 34°53'44' E, 108.58' to the point of beginning containing 25.88 acres.

Being portion of the same property conveyed to MICHELE BATES AND NICHOLAS BATES, MARRIED TO EACH OTHER, by deed from ROBERT BRIAN WRAY AND LISA SALERNO WRAY, HUSBAND AND WIFE, of record in Instrument No. 20190923-0096362, dated September 20, 2019, said Register's Office.

This is improved property located at **4391 Stenberg Road, Whites Creek, TN 37189**

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in **20210706-0090644**, Register's Office for Davidson County.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument on this 5 day of October, 2021.

GRANTOR:

Michele Bates

Nicholas Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michele Bates** and **Nicholas Bates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5 day of October, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

IN WITNESS WHEREOF, the parties have executed this instrument on this 5th day of October, 2021

GRANTEE:

Jacob Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, at office, this 5th day of October, 2021

Notary Public

My Commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Exhibit "A"

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Nicholas & Michele Bates in DB-20190923 0096362 R.O.D.C.T.; more accurately described according to a survey, **attached as Exhibit "B"**, by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/09/2021 as follows:

Tract 2

Beginning at an existing spike in the middle of Stenberg Road, said spike being the northwest corner of the parent tract and the most the most northwest corner of herein described tract; Thence with the centerline of said Stenberg road for the next two calls: N 79°42'57" E, 171.08'; Thence N 74°24'02" E, 161.27' to a point; Thence now leaving said centerline S 17°33'52" E, passing an existing iron pin in the southerly margin of said Stenberg road , said pin being the northwest corner of Albert Zabroski in DB-20130311 0024074 R.O.D.C.T., a total of 575.52' to an existing iron pin, said pin being the southwest corner of said Zabroski; Thence with said Zabroski's southerly line N 72°26'08" E, 391.60' to an existing iron pin; Thence now leaving said Zabroski with a new line S 52°02'46" E, 107.39' to an existing iron pin at the top of a ridge, said pin being a corner with Barry Owen in BK-20161024 0112271 R.O.D.C.T.; Thence generally along a ridge with said Owen for the next four calls: S 45°00'16" W, 159.77' to an existing iron pin; Thence S 44°53'45" W, 137.21' to an existing iron pin; Thence S 74°47'26" W, 264.06' to an existing iron pin; Thence N 89°14'39" W, 263.55' to an existing iron pin, said pin being a corner to Cynthia Reeves in DB-20110310 0019083 R.O.D.C.T.; Thence leaving said Owen with said Reeves N 18°00'53" W, 734.63' to the point of beginning containing 7.63 acres.

PLAT CONTAINS 33.51 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

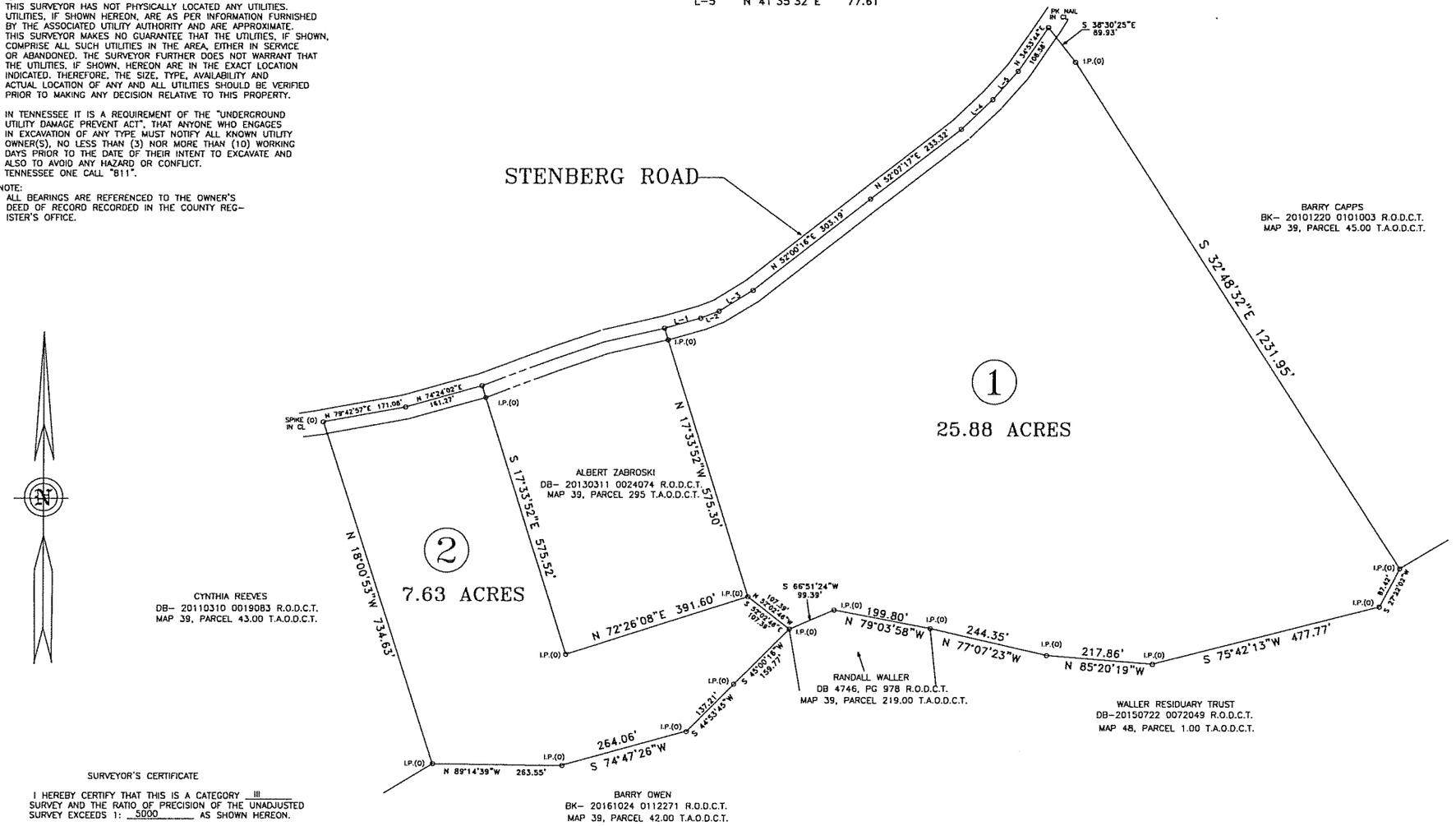
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

CALL DATA TABLE

COURSE	BEARING	DISTANCE
L-1	N 74°13'17"E	76.31'
L-2	N 68°59'04"E	40.21'
L-3	N 58°29'21"E	81.57'
L-4	N 46°09'05"E	88.21'
L-5	N 41°35'32"E	77.61'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC.NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

150 0 150 300 450
GRAPHIC SCALE – FEET

PROPERTY REFERENCE

NICHOLAS & MICHELE BATES
DB- 20190923 0096362 R.O.D.C.T.
MAP 39, PARCL 296 T.A.O.D.C.T.

BOUNDARY SURVEY FOR
NICHOLAS & MICHELE BATES
STENBERG ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 150'	T.E.W.	T.E.W.	03/09/2021

1ST COUNCIL DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO.
NBATES

Exhibit "B"

20211021014143 1

Certificate of Authenticity

I, Ryan Lux, 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 10/5/21.

Date

Affiant Signature

10/5/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)