Karen Johnson Davidson County
Batch# 760102 DEEDWARR
11/23/2021 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211123-0155572

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert S. Goodrich
1600 W Struck Ave #159
Orange, CA 92857

SEND TAX BILL TO:
Owner

MORTGAGEE:
F & M Bank
2081 Wilma Rudolph Blvd.
Clarksville, TN 37040

MAP **36-3.00**
GROUP
PARCEL

DEED OF CORRECTION

Whereas, on or about March 2, 2015 , Rebecca O Gunn Fields ("Grantor") conveyed to Robert S. Goodrich, ("Grantee"), a certain tract or parcel of land described in a Warranty Deed of record in Instrument No. 20150316-0022438, Register's Office, Davidson County, Tennessee; and,

Whereas it has come to the attention of Grantor and Grantee that the description of the property in said Warranty Deed is in error, and,

Whereas the Grantor and Grantee by this instrument are replacing and correcting the description of the property in said Warranty Deed with the description of the property herein.

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Rebecca O. Gunn Fields,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Robert S. Goodrich**, hereinafter called the "GRANTEE", his heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is unimproved property known as 27.5053 acres +/- Higdon Rd 27.5, Joelton, Tennessee 37080.

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 my hand this the 16th day of November, 2021.

Rebecca O. Gunn Fields
Rebecca O. Gunn Fields.

STATE OF KENTUCKY
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, Rebecca O. Gunn Fields, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 2021.

Rachel Riley
NOTARY PUBLIC

My Commission Expires:
6/9/2025

LARA RACHEL RILEY
Notary Public - State at Large
Kentucky
My Commission Expires June 9, 2025
Notary ID KYNP31163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2021.

NOTARY PUBLIC

RHIANON B. MARSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 1/17/2023

Exhibit "A"

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

COMMENCING at an iron pin found in the Easterly right of way of Cotton Patch Road, said iron pin being located South 30° 40' 43" West, a distance of 1026.95 feet from the centerline intersection of Cotton Patch Road and Higdon Road, said iron pin being the Northeasterly corner of the Herbert & Barbara Biggs lands known as Inst. 20050126-0009771, said point being the point of beginning; thence with the Easterly right of way of Cotton Patch Road (50') by five calls as follows: North 61° 13' 05" East, a distance of 170.75 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 392.60 feet, a central angle of 38° 46' 15", and a chord of 260.63 feet, bearing North 33° 11' 26" East; thence Northeast along said curve, a distance of 265.67 feet; thence North 13° 42' 09" East, a distance of 136.38 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 2438.74 feet a central angle of 05° 15' 54" and a chord of 224.02 feet, bearing North 17° 08' 11" East; thence North along said curve, a distance of 224.10 feet to the point of curvature of a non-tangent curve, concave to the Southeast having a radius of 501.39 feet, a central angle of 22° 45' 47", and a chord of 197.89 feet bearing North 28° 26' 11" East; thence North along said curve, a distance of 199.20 feet to the intersection of the Easterly right of way of Cotton Patch Road with the Westerly right of way of Higdon Road (50'); thence with the Westerly right of way with Higdon Road by nine calls as follows: South 12° 14' 18" West, a distance of 65.81 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 1356.21 feet, a central angle of 07° 46' 16", and a chord of 183.81 feet bearing South 09° 26' 54" West; thence South along said curve a distance of 183.95 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 729.54 feet, a central angle of 18° 55' 14", and a chord of 239.82 feet bearing South 07° 20' 23" East; thence South along said curve a distance of 240.91 feet to the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 631.18 feet, a central angle of 28° 06' 16", and chord of 306.51 feet bearing South 28° 37' 44" East; thence South along said curve a distance of 309.60 feet; thence South 42° 28' 44" East, a distance of 370.72 feet; thence South 40° 58' 32" East, a distance of 292.23 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 421.91 feet, a central angle of 11° 55' 53", and a chord of 87.70 feet bearing South 30° 49' 03" East; thence Southeast along said curve a distance of 87.86 feet; thence South 24° 03' 17" East, a distance of 288.63 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1784.81 feet, a central angle of 07° 20' 19", a chord of 228.45 feet bearing South 19° 36' 25" East; thence Southeast along said curve a distance of 228.60 feet; thence South 14° 13' 09" East, a distance of 75.68 feet to a point in said right of way being a point in the Northerly line of the Herbert & Barbara Biggs lands known as Inst. 20020319-0034173; thence leaving said right of way and with said Biggs lands by two calls as follows: North 83° 26' 45" West, a distance of 15.00 feet to an iron pin set; thence North 83° 26' 45" West, a distance of 811.26 feet to an iron pin set in the Northeasterly corner of the Herbert & Barbara Biggs lands known as DB 11063, page 416; thence with the Northerly line of said Biggs lands, North 83° 26' 45" West, a distance of 539.85 feet to an iron pin set in the Southeasterly corner of the Herbert & Barbara Biggs lands known as Inst. 20050126-0009771; thence with the Easterly line of said Biggs lands by two calls as follows: North 03° 19' 24" East, a distance of 712.84 feet to an iron pin found: thence North 00° 40' 36" West, a distance of 185.53 feet to the point of beginning, said described tract containing within said bounds, 27.5053 acres of land, more or less, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28. 2007.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOSEPH A. GUNN AND WIFE, REBECCA O. GUNN BY DEED FROM LEWIS GRIFFIN AND ALMA A. WHEELER AND BETTY SUE MORGAN AND THELMA GRIFFIN OF RECORD IN INSTRUMENT NO. 20071212-0143220, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPH A. GUNN HAVING SINCE DECEASED, LEAVING REBECCA O. GUNN HIS SOLE SURVIVING SPOUSE. THE SAID REBECCA O. GUNN HAVING SINCE MARRIED AND IS NOW KNOWN AS REBECCA O. GUNN FIELDS. SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

November 16, 2021

Affiant Signature

November 17, 2021

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

My Commission Expires: _____

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY