Karen Johnson Davidson County
Batch# 769125 DEEDQC
12/07/2021 10:57:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0161955

QUITCLAIM DEED OF CORRECTION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$0.00.**

Affiant

Subscribed and sworn to before me this the 6th day of December, 2021.

Notary Public

My Commission Expires: 05-09-2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ASHLEY NORTON GOLD

THIS INSTRUMENT PREPARED BY
Ashley Gold, Wood Stabell Law Group, PLLC, 4535 Harding Pike Suite 100, Nashville, TN 37205

Address of New Owner:	Send Tax Bills to:	Map-Parcel No:
1515 Elm Hill Center Partnership 4117 Hillsboro Road, Suite 207 Nashville, TN 37215	(Same)	106-00-0-035.00

This Quitclaim Deed of Correction is made on this the 6th day of December, 2021, by and between **G. Robert Frost,** an individual (the "**Grantor**"), and **1515 Elm Hill Center Partnership**, a Tennessee general partnership consisting of C. LeRoy Norton, Jr., Dane D. Byant, D. Scott Trotter and Hal B. Johnson their successors and assigns (the "**Grantee**") for the purpose of correcting an inadvertent error setting forth the property description in a prior Quitclaim Deed recorded on February 11, 2015, in the Register's Office of Davidson County, Tennessee in Instrument No.: 20150211-0012716 (the "**Prior Quitclaim Deed**").

WHEREAS, the inadvertent error contained in the property description of the Prior Quitclaim Deed described the property according to a survey prepared by Ragan Smith Murphy and Associates, Inc. dated August 19, 1986, and, in fact the description should have been according to a more recent survey prepared by Southern State Survey, inc., dated August 4, 1999.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of correcting said errors, **G. Robert Frost,** an individual (the "**Grantor**"), hereby transfers, conveys and quitclaims unto **1515 Elm Hill Center Partnership**, a Tennessee general partnership consisting of C. LeRoy Norton, Jr., Dane D. Byant, D. Scott Trotter and Hal B. Johnson their successors and assigns (the "**Grantee**"), forever, all right, title and interest in and to the real estate located in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein. This is improved property, known as: **1515 Elm Hill Pike, Nashville, TN 37210-3615**.

To have and to hold the said trace or parcel of land, with appurtenances, estate, title and interest thereto belonging unto the said Grantee, its successors and assigns. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein. All other rights, title and interest which were transferred by the original Quitclaim Deed remain in effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Quitclaim Deed of Correction to be executed and effective as of the 6th day of December, 2021.

GRANTOR:

G. Robert Frost, Grantor

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **G. ROBERT FROST** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Davidson County, Tennessee, this the 6th day of December 2021.

NOTARY PUBLIC

My Commission Expires: 05-09-2023

Exhibit A

LAND situated in the First Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument (found) at the Northwest corner of the Super Service, Inc. tract as described in Deed Book 10139, page 492; thence along the Southerly right-of-way for Elm Hill Pike, right-of-way 82 feet, N 86 deg. 07'00" E 400 feet to a 5/8" iron pin capped and stamped Mercier 1974, the True Point of Beginning and the Northwest corner of the herein described property; thence continuing along the said Southerly right-of-way, N 86 deg. 07 00" E 117.19 feet to a capped 5/8" iron pin (set); thence with a curve to the left with a radius of 1040 feet, an arc distance of 59.51 feet, and a chord bearing and distance of N 84 deg. 28'39" E 59.50 feet to a capped 5/8" iron pin said pin being the Northwest corner of the James W. Ayers tract as described in Deed Book 7050, page 618 and also being the Northeast corner of the herein described property; thence along the Westerly boundary of said Ayers tract S 13 deg. 27'25" E 354.31 feet to a capped iron pin (set) being the Southwest corner of the Ayers tract, and the Southeast corner of the herein described property; thence along the Northerly boundary of the LCT, LP property the following calls: S 39 deg. 01'00" W 74.20 feet to a capped iron pin (set); thence N 87 deg. 11'42" W 227.52 feet to an axle (found) being the Southwest corner of the herein described property and also being on the East boundary of the Super Service, Inc. tract; thence along the East boundary of said tract N 02 deg. 19'39" E 377.75 feet to the point of beginning and containing 2.04 acres, more or less, according to the Survey of Southern States Survey, The. 5041 Dovecote Drive, Nashville, Tennessee 37220, Gregory W. Maxwell, RLS, Tennessee License No. 1447, Drawing No. 990735, dated August 4, 1999.

Being the same property conveyed to 1515 Elm Hill Center Partnership, as of record in Instrument No. 20110829-0066698, in Instrument No. 201109300075745, in Instrument No. 201203140022015 and in Instrument No. 201502110012716, of the Register's Office for Davidson County, Tennessee.