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

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 826482 DEEDQC
03/22/2022 02:22:15 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220322-0032925

New Owner is:
James Thomas Filson
521 Spring Valley Lane
Nashville, TN 37214

Map and Parcel
095-08-0-103.00

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 21st day of March 2022.

Notary Public

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

~~DEED OF CORRECTION~~

QUITCLAIM DEED

WHEREAS, a Warranty Deed conveying the within described property from **James Thomas Filson**, to **Charles H. Lloyd Jr.,** was previously executed and put of record in **Instrument No. 20220112-0004479**, Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Warranty Deed contained an incorrect legal description. The description contained in the said Warranty Deed describes an original larger parcel of land which had been previously subdivided without the benefit of updated legal descriptions to properly identify the subsequent two sub-parcels. The said Warranty Deed conveyed a portion of property identified herein and also designated as Map/Parcel number 095-08-0-103.00, which was not the intention of the parties; and

WHEREAS, The said Warranty Deed also contained an insufficient derivation clause; and

WHEREAS, Affidavits of Heirship concerning the heirs at law of a prior owner have been subsequently put of record as referenced below; and

WHEREAS, the incorrect legal description in said Warranty Deed reads as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for said County, and a part of Lot No.1 on the Revised Map of Bluefields, not of record, described according to a survey made by George W. Watkins, Surveyor, August 20, 1951, as follows:

Beginning on the Easterly margin at an iron pin of a 20-foot roadway, said beginning point being the Northeast comer of property conveyed to Minnie B. Helms Herald by deed from A.M. Helms and wife, as of record in Book 1341, page 374, Register's Office for said County; thence with herald's North line South 62 degrees 30 minutes West 368.7 feet to an iron pin; thence North 31 degrees West 381.5 feet to an iron pin thence North 43 degrees East 112 feet; thence North 48 degrees 28 minutes East 55.4 feet; thence South 87 degrees 30 minutes East 158.4 feet; thence North 28 degrees 57 minutes East 38 feet; thence South 83 degrees 51 minutes East 173.5 feet; thence South 19 degrees 40 minutes East 100 feet; thence South 76 degrees 05 minutes West 20 feet to the Westerly margin of said roadway, said point being the Northeast corner of property conveyed to Elwain B. Williams and wife, by deed from C.L. Helms and wife by deed of record in Book 1907, page 385, Register's Office for said County; thence with Williams' North line South 76 degrees 05 minutes West 150 feet to his Northwest corner; thence with his West line South 19 degrees 40 minutes East 90 feet to Williams' Southwest corner; thence with his South line North 76 degrees 05 minutes East 150 feet to his Southeast comer and the Westerly margin of a 20 foot roadway; thence with said roadway and William' East line Northwestwardly 90 feet to his Northeast corner; thence Eastwardly 20 feet to the Easterly margin of said 20-foot roadway; thence with the Easterly margin of said roadway South 19 degrees 40 minutes East 244.8 feet to an iron pin, the point of beginning.

Embraced in the above description is a 20-foot roadway lying immediately East of the Williams' property, being also in the East line of said property described herein and there is also another 20-foot roadway which begins at Williams' Northeast corner and runs with his North line then continues in a Westerly direction through this property in question.

; and

WHEREAS, there has since been a survey of the property with an updated legal description for the property erroneously conveyed in the aforementioned Warranty Deed.

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 and to hereby correct the legal description of the property together with additional information for the derivation clause contained in the aforementioned Warranty Deed and to reconvey that certain parcel of property described herein, **Charles H. Lloyd Jr.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Thomas Filson,** hereinafter

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

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being a portion of the property conveyed to James T. Filson by deed of record as evidenced in Instrument #20210819_0112416, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Spring Valley Lane, said point being the northeasterly corner of property conveyed to Fred O. Williams by deed as evidenced in Instrument #20081016_0104211, R.O.D.C., and being the northwesterly corner of the herein described tract,
Thence, with the southerly Right-of-Way line of Spring Valley Lane and a curve to the right 55.55 feet, said curve having a central angle of 8deg 56min 28sec, a radius of 356.00 feet, and a chord of N 59deg 00min 45sec E, 55.50 feet to an iron rod (new),
Thence, continuing with said southerly Right-of-Way line N 63deg 29min 00sec E, 70.93 feet to an existing iron pin,
Thence, leaving said Right-of-Way line with the westerly line of property conveyed to Amrollah Sharifi and wife Naim Sharifi by deed as evidenced in Instrument #20170213_0014676, R.O.D.C., S 19deg 47min 45sec E, 147.50 feet to an existing iron pin,
Thence, continuing with the southerly line of Sharifi N 70deg 10min 45sec E, 147.50 feet to an existing iron pin,
Thence, continuing with the easterly line of Sharifi N 19deg 47min 45 sec W, 52.30 feet to an existing iron pin,
Thence, leaving said easterly line with the southerly line of property conveyed to Stacey Kenney by deed as evidenced in Instrument #20160629_0066267, R.O.D.C., N 76deg 47min 30sec E, 150.00 feet to an iron rod (new)
Thence, leaving said southerly line with the westerly Right-of-Way line of Metro Alleyway #2089 S 20deg 32min 30 sec E, 150.00 feet to an iron rod (new),
Thence, leaving said Right-of-Way line with the northerly line of property conveyed to Larry D. Jackson and wife Bonnie K. Jackson by deed of record in Book 4896, Page 507, R.O.D.C., S 62deg 30min 00sec W, 368.70 feet to an iron rod (new),
Thence, leaving said northerly line with the easterly line of the aforementioned Fred O. Williams property N 31deg 00min 00sec W, 298.36 feet to an iron rod (new) and the point of beginning.
Containing 75,892 square feet or 1.74 acres, being the same more or less, according to survey dated 2/24/2022, by Benny M. Cantrell, TN RLS 1638.

Being a portion of the same property conveyed to George Warrick and wife, Lena R. Warrick by Installment Deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2034, page 291 Register's Office for Davidson County , Tennessee, dated January 23, 1952 and recorded on January 28, 1952.

Lena R. Warrick died testate on April 8, 2005, predeceased by her husband, George Warrick. Her will is probated in Docket No. 05P776 in the Probate Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Juanita Filson, James Randall Warrick and Carlene Warrick by Executors deed from Juanita Filson and James Randall Warrick, in their fiduciary capacity as Co-Executors in the estate of Lena R. Warrick of record in Instrument No. 20060125-0009539 Register's Office for Davidson County, Tennessee, dated December 09, 2005 and recorded on January 25, 2006.

The said Carlene Warrick a/k/a Sophia Carlene Warrick having died intestate on or about September 2, 2014, and all the subject property described herein having vested in James Randall Warrick and Juanita Faye Filson, her children and sole heirs at law, pursuant to Affidavits of Heirship of record in Instrument No. 20220922-0032923 **and** 20220922-0032924 **, Register's Office for Davidson County, Tennessee.**

Being a portion of the same property conveyed to James Thomas Filson by Quitclaim Deed from Juanita Faye Filson and James Randall Warrick (individually and as heirs at law of Carlene Warrick), of record in Instrument No. 20210819-0112416 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on August 19, 2021.

Being a portion of the same property conveyed to Charles H. Lloyd Jr. by Warranty Deed from James Thomas Filson, executed on 1/5/2022 and filed for record on 1/12/2022 as Instrument Number 20220112-0004479, Register's Office for Davidson County, Tennessee.

This is improved property knowns as: 521 Spring Valley Lane, Nashville, TN 37214

Witness our hands this 17th day of March, 2022.

GRANTOR:

Charles H. Lloyd Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of March, 2022.

Notary Public

My Commission Expires: 10/31/2022

GRANTEE:

James Thomas Filson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14 day of March, 2022.

Notary Public

My Commission Expires:

