Karen Johnson Davidson County
Batch# 869042 DEEDQC
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Fees: $27.00 Taxes: $0.00
20220609-0065865

This Instrument Prepared by:
MILLER & MARTIN, PLLC (DB)
401 Commerce Street, Suite 1010
Nashville, TN 37219

CORRECTIVE QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Wentworth Caldwell, Jr. Barry M. Caldwell 103 Hillwood Drive Nashville, TN 37205	New Owner	11602001600

WHEREAS, by Quitclaim Deed of record in Book 10021, Page 137, and dated May 29, 1995, Register's Office of Davidson County, Tennessee, Barry M. Caldwell, conveyed her fifty percent (50%) undivided interest in a certain parcel of real property in Davidson County, Tennessee, some 13.13 acres, more or less, identified in said Quitclaim Deed as "improved property known as 103 Hillwood Drive, Nashville, Tennessee 37205" (hereinafter "the Property") to Barry M. Caldwell, as Trustee of the Barry M. Caldwell, Qualified Personal Residence Trust under agreement dated May 29, 1995; and

WHEREAS, by Quitclaim Deed of record in Book 10021 Page 141, and dated May 29, 1995, said Register's Office, Wentworth Caldwell, Jr. conveyed his fifty percent (50%) undivided interest in the Property to Wentworth Caldwell, Jr., as Trustee of the Wentworth Caldwell, Jr. Qualified Personal Residence Trust under agreement dated May 29, 1995; and

WHEREAS, the Property conveyed in the above deeds is further identified as Tax Map 116-2, Parcels 13-16.

WHEREAS, Wentworth Caldwell, Jr and Barry M. Caldwell, did not intend to include Tax Map 116-2, Parcel 16, 2.89 acres more or less, with address of 0 Harding Pike, Nashville, Tennessee 37205, in the above conveyances, but did so by inadvertence and mutual mistake; and

WHEREAS, the ownership of Map 116-2, Parcel 16, has been shown as Wentworth Caldwell, Jr. and Barry M. Caldwell on the Davidson County Property Assessor's records;

WHEREAS, by Quitclaim Deeds dated July 14, 2015, and identified as Instruments 20150811-008023 and 201500811-008024, said Register's Office, Wentworth Caldwell, Jr. and Barry M. Caldwell, as Trustees for their respective Trusts further transferred their interest in the Property, including, through mistake and inadvertence, Map 116-2, Parcel 16 to Cliff Lawn Partners, a Tennessee general partnership; and

WHEREAS, Cliff Lawn Partners and Wentworth Caldwell Jr. and Barry M. Caldwell, as Trustees of the Wentworth Caldwell, Jr. Qualified Personal Residence Trust and the Barry M. Caldwell Qualified Personal Residence Trust, respectively, under agreements dated May 29, 1995, have agreed to correct said errors and wish to make this conveyance herein retroactive to the date of the execution of the herein-referenced May 29, 1995, Quitclaim Deeds.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, Cliff Lawn Partners and Wentworth Caldwell Jr. and Barry M. Caldwell, as Trustees of the Wentworth Caldwell, Jr. Qualified Personal Residence Trust and the Barry M. Caldwell Qualified Personal Residence Trust, respectively, do hereby hereby QUITCLAIM and CONVEY unto Wentworth Caldwell, Jr. and Barry M. Caldwell, individually, as tenants in common, each to have a 50% undivided interest, the Grantees herein, their successors and assigns, all of their right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being a part of Lot 3 of the Plan of Caldwell Acres, of record in Plat Book 4460, Page 56, in the Register's Office of Davidson County, Tennessee, as shown as Map 116-02-0-016.00, containing 2.89 acres, more or less, and more particularly described on Exhibit A, attached hereto, which property description is hereby incorporated by reference;

This is unimproved real property with a mailing address of: 0 Harding Pike, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 30 day of May 2022.

GRANTOR:

CLIFF LAWN PARTNERS

By: Wentworth Caldwell Jr.
Wentworth Caldwell, Jr., Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wentworth Caldwell, Jr., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be a partner of Cliff Lawn Partners and authorized to execute this instrument on behalf of Cliff Lawn Partners and that he executed this instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May 2022.

Notary Public

My Commission Expires: 3/6/24

By: Barry M. Caldwell
Barry M. Caldwell, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry M. Caldwell, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged herself to be a partner of Cliff Lawn Partners and authorized to execute this instrument on behalf of Cliff Lawn Partners, and that she executed this instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May 2022.

Notary Public

My Commission Expires: 3/6/24

WENTWORTH CALDWELL, JR. QUALIFIED PERSONAL RESIDENTIAL TRUST U/A/D MAY 29, 1995

By: Wentworth Caldwell
Wentworth Caldwell, Jr., Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wentworth Caldwell, Jr., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Trustee of the Wentworth Caldwell, Jr. Qualified Personal Resident Trust, under agreement dated May 29, 1995, is authorized to execute this instrument on behalf of the Trust, and further that he executed this instrument for the purposes therein contained.

My Commission Expires: 3/6/24

BARRY M. CALDWELL QUALIFIED PERSONAL RESIDENTIAL TRUST U/A/D MAY 29, 1995

By: Barry M. Caldwell
Barry M. Caldwell, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry M. Caldwell, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Trustee of the Barry M. Caldwell Qualified Personal Resident Trust, under agreement dated May 29, 1995, and is authorized to execute this instrument on behalf of the Trust, and further that she executed the within instrument for the purposes therein contained.

My Commission Expires: 3/6/24

Witness my hand and official seal this the 31st day of May 2022.

Deborah Dick
Notary Public

DEBBIE DICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant RUSTY MOORE

Subscribed and sworn to before me this 7th day of ~~May~~ June 2022.

Kimberly Huffines
Notary Public

My Commission Expires:

July 7, 2025

KIMBERLY HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 7, 2025

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY OF MEMPHIS BRISTOL HIGHWAY, SAID POINT BEING THE SOUTHWESTERLY END OF A RADIUS RETURN LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF SAID MEMPHIS BRISTOL HIGHWAY AND HILLWOOD DRIVE, A CORNER TO LOT 3, CALDWELL ACRES (BOOK 4460, PAGE 56, R.O.D.C., TN);

THENCE, WITH SAID RIGHT-OF-WAY OF MEMPHIS BRISTOL HIGHWAY, S 43°50' W 1156.70 FEET TO THE COMMON FRONT CORNER OF SAID LOT 3 AND OF LOT 4 OF SAID CALDWELL ACRES;

THENCE, LEAVING SAID HIGHWAY WITH THE LINE BETWEEN SAID LOTS 3 & 4
N 43°25' W 65.63 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CSX RAILROAD AT A POINT 25 FEET FROM THE CENTERLINE OF THE TRACKS;

THENCE, IN A NORTHEASTERLY DIRECTION PARALLEL TO AND 25 FEET FROM THE CENTERLINE OF SAID TRACKS A DISTANCE OF 783.64 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF SAID HILLWOOD DRIVE;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY OF HILLWOOD DRIVE
S 72°10' E 82.51 MORE OR LESS FEET TO A POINT;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 191.20 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 62°36', A RADIUS OF 175.00 FEET, AND A TANGENT DISTANCE OF 106.40 FEET;

THENCE, N 45°14' E 166.4 FEET TO A POINT;

THENCE,ALONG THE ARC OF A CURVE TO THE RIGHT 34.12 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°00', A RADIUS OF 115.00 FEET, AND A TANGENT DISTANCE OF 17.19 FEET;

THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT 43.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 161°36', AND A RADIUS OF 15.54 FEET TO THE POINT OF BEGINNING.

EXHIBIT A