This Instrument Prepared By (and please return to):
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Charles Dean Boyd and Meghan Joan Boyd
627 Windsor Green
Goodlettsville, TN, 37072

Map and Parcel
007-00-0-064.00 and 007-00-0-065.00

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Karen Johnson Davidson County
Batch# 905014 DEEDWARR
08/18/2022 11:02:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093649

Affiant

Subscribed and sworn to before me this 29th day of July, 2022.

Notary Public

My commission expires: 11-3-2025

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **JOSEPH AARON RIVERS AND DEBORAH RUTH RIVERS, HUSBAND AND WIFE,** to **CHARLES DEAN BOYD AND MEGHAN JOAN BOYD, HUSBAND AND WIFE,** has previously been executed and put of record in **Instrument No. 20210224-0023161,** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient in the legal description.

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 **JOSEPH AARON RIVERS AND DEBORAH RUTH RIVERS, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES DEAN BOYD AND MEGHAN JOAN BOYD, HUSBAND AND WIFE,** hereinafter referred to as Grantees, their heirs, successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

> Land in the Tenth Civil District of Davidson County, Tennessee and being described according to a survey by J Bruce Rainey, Surveyor # 823 dated June 21, 2018 and known as Job No. 180071 as follows:
>
> Beginning at an iron pin found on the easterly margin of Baker Station Road (25' from the centerline), said point of beginning being the northwest corner of the Robert Berard property (Inst. # 201611150120583) and being the southwest corner of the herein described tract; thence with the easterly margin of said Baker Station Road the following calls: with a curve to the right having a radius of 285.78' and a long chord of 225.33', said chord having a bearing of N36°02'29"E a distance along the curve of 231.62' to a point; thence N58°32'30"E 100.31' to a point; thence with a curve to the left having a radius of 1772.36' and a long chord of 403.62' said chord having a bearing of N52°00'09"E , a distance along the curve of 404.50' to a point; thence N45°27'50"E 77.19' to a point; thence with a curve to the right having a radius of 442.76' and a long chord of 407.92', said chord having a bearing of N 72°32'32"E a distance along the curve of 423.93' to a

point; thence S80°01'42"E 260.35' to a point; thence with a curve to the left having a radius of 396.91' and a long chord of 527.76', said chord having a bearing of N58°18'06"E a distance along the curve of 577.33' to an iron pin found on the easterly margin of the said Baker Station Road; thence leaving the said Road and with the line of Richard Dennison (Inst. # 200505090052267), S79°54'55"E 479.11' to an existing iron pin; thence continuing S59°54'18"E 248.17' to an iron pin; thence with the line of William Bridwell (Book 7862, pg. 123 R.O.D.C., Tn.); thence S08°32'25"W 61.14' to an existing iron pin; thence with the line of Richard P. Plaisance (Book 8702, pg. 151 R.O.D.C., TN.)S09°08'24"W 299.43' to an existing iron pin; thence with the line of Randy Wimberly et ux (Inst. # 201008200065837) S07°40'49"W 70.18' to an existing iron pin; thence) S 07°21'59"W 418.59' to an existing iron pin the southwest corner of the Scott Duerr property (Inst. # 201107060051816) ; thence with the Goodlettsville Church of Christ Trustee property (Inst. # 200708190112197) S07°21'59"W 418.59' to an existing iron pin; thence with the line of Tony R. Clouse (Inst.# 201703010020163) S76°10'50"W 318.28' to an existing iron pin; thence with the line of Bev A. Ricker (Book 6859, pg.741 R.O.D.C., Tn.) N08°32'45"E 284.55' to an existing 2" pipe; thence with the line of Sally Belle Burroughs the following calls: N02°58'02"E 343.34' to a 36" Tree; thence N13°54'41"E 404.07' to an existing iron pin; thence S66°47'26"W 432.49' to a cedar stump with imbedded fence wire; thence N35°34'35"W 111.14' to an existing iron pin; thence S82°03'14"W 98.86' to an existing set stone; thence with the line of Barbara Draper (Inst.# 200805120048966) S81°09'36"W 434.01' to an existing set stone at a fence corner; thence, S30°33'50"W 485.96' to an existing iron pin; thence, S64°12'46"W 465.53' to an existing iron pin; thence , with the line of Danny Ray Johnson (Book 9248, pg. 967) N63°20'11"W 122.30' to an existing iron pin; thence N39°02'58"W 100.48' to an existing iron pin; thence with the line of the said Robert Berard N13°43'44"W 191.36' to an existing iron pin; thence N82°56'06"W 198.61' to the point of beginning containing 32.87 acres more or less.

Being the same property conveyed to Charles Dean Boyd and Meghan Joan Boyd, husband and wife by deed from Joseph Aaron Rivers and Deborah Ruth Rivers, husband and wife of record in Instrument No. 20210224-0023161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

These are **unimproved** properties known as: **2450 Baker Station Road, Goodlettsville, TN, 37072, and 0 Baker Station Road, Goodlettsville, TN, 37072**.

Witness our hands this 29 day of July, 2022.

GRANTORS:

JOSEPH AARON RIVERS

DEBORAH RUTH RIVERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JOSEPH AARON RIVERS and DEBORAH RUTH RIVERS**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2022.

Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

GRANTEES:

CHARLES DEAN BOYD

MEGHAN JOAN BOYD

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **CHARLES DEAN BOYD and MEGHAN JOAN BOYD**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2022.

Notary Public

My Commission Expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/06/2025
DAVIDSON COUNTY