Karen Johnson Davidson County
Batch# 926844 DEEDQC
10/07/2022 08:22:59 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221007-0110504

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
Post Office Box 8
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantors named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument.

Send Tax Bill to Owner:
TODD AND JACQUELINE SPANGLER
2382 CROCKER SPRINGS ROAD
GOODLETTSVILLE, TN 37072

Map-Parcel: 23 - 203, Tract 2

JACK AND BEVERLY SPANGLER
2382 CROCKER SPRINGS ROAD
GOODLETTSVILLE, TN 37072

Map-Parcel: 23 -050, Tract 1

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

Jack S. Spangler AFFIANT

STATE OF TENNESSEE
COUNTY OF Penn

Sworn to and subscribed before me this the 4 day of October, 2022.

Randall J. Heflin Jr.
NOTARY PUBLIC
My Commission Expires: 3-6-24

RANDALL J. HEFLIN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

DEED OF CORRECTION

This Deed is made and entered into on this 4 day of October, 2022, by and between JACK S. SPANGLER, and wife BEVERLY SPANGLER (hereinafter called "Grantors") and TODD A. SPANGLER and wife JACQUELINE D. SPANGLER (hereinafter called "Grantees").

WHEREAS, Grantors conveyed to Grantees by QUITCLAIM DEED recorded on May 16, 2022 of record as Instrument Number 20220516-0056143, Register's Office for Davidson County, Tennessee (hereinafter the "Conveyance"); and

WHERAS, the Conveyance incorrectly referenced the described subject Property by failing to specifically exclude an adjoining tract of property which was likewise recited in the legal description of the exhibits recorded as part of the Conveyance; and

WHEREAS, Grantors and Grantees desire to correct the error so as to properly describe the Property as was intended in the Conveyance.

NOW, THEREFORE, Grantors, in furtherance of the original consideration, and for the purpose of correcting the error aforesaid, does hereby Remise, Release and Quitclaim unto the Grantees, their heirs and assigns, a certain tract or parcel of land lying and being situated in Davidson County, Tennessee as is more particularly and accurately described as follows, to wit:

See Legal description for Tract 2 only, and specifically excluding Tract 1 from this Conveyance, as described and recited on Exhibit A- "Boundary Description" and Exhibit B - "Map", attached hereto, as prepared by Grady C. Phillips, Registered Land Surveyor #2488, Dated March 9, 2022, and of Record as Instrument Number 202205160056142, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances, and other matters of record.

To have and to hold the Property with the appurtenances and hereditaments thereto appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Correction on this 4 day of October, 2022.

JACK S. SPANGLER, Grantor

BEVERLY SPANGLER, Grantor

TODD A. SPANGLER, Grantee

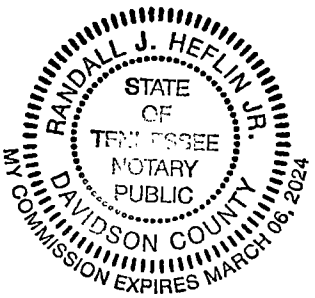
JACQUELINE D. SPANGLER, Grantee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county recited above, JACK S. SPANGLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Goodlettsville, Tennessee, this 4 day of October, 2022.



NOTARY PUBLIC

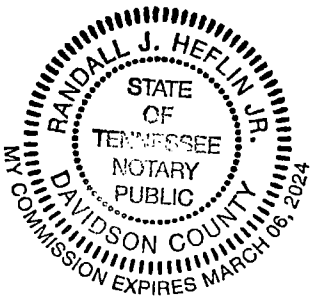
My commission expires: 3-6-24

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county recited above, BEVERLY SPANGLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Goodlettsville, Tennessee, this 4 day of October, 2022.



NOTARY PUBLIC

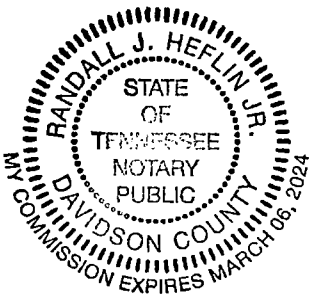
My commission expires: 3-6-24

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county recited above, TODD A. SPANGLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Goodlettsville, Tennessee, this 4 day of October, 2022.



Randall J Heflin
NOTARY PUBLIC

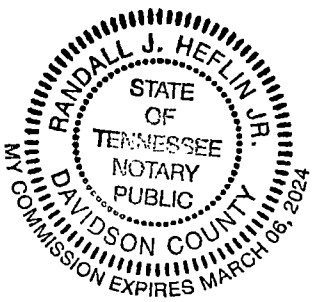
My commission expires: 3-6-24

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county recited above, JACQUELINE D. SPANGLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Goodlettsville, Tennessee, this 4 day of October, 2022.



Randall J Heflin
NOTARY PUBLIC

My commission expires: 3-6-24

Exhibit A

BOUNDARY DESCRIPTION
Spangler Division
Crocker Springs Road
Goodlettsville, Tennessee
Tenth Civil District, Davidson County, Tennessee

Tract 1

Being a certain tract or parcel of land lying and being in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the northwest corner of Watts (DB20080923 / P 0096649); thence, leaving Watts and running with said right-of-way N00°36'26"W 42.03' to a point; thence, N06°53'04"W 68.95' to a point; thence, N13°56'41"W 76.04' to a point; thence, N19°30'02"W 91.89' to a point; thence, N24°15'41"W 181.09' to a ½" rebar found; thence, N24°25'10"W 70.00' to a ½" rebar set, said point being the westernmost corner of the property described herein; thence, leaving said right-of-way and creating a severance line through the lands of the grantors N63°32'07"E 2245.99' to a ½" rebar set, said point a common corner of Waite & Smith (20191126-0122330), Hill (DB11428 / P453), and the property described herein; thence, running with Hill and a fence S35°06'48"W 2454.96' to a wood corner post, said point being the southeast corner of the property described herein; thence, S87°48'30"W 76.98' to a wood corner post , said point being the southeast corner of Watts (DB20080923 / P96649) and the southwest corner of the property described herein; thence, leaving Hill and running with Watts N19°24'48"W 440.90' to a ½" rebar set; thence, N18°06'32"W 157.00' to a ½" rebar set; thence, S71°43'24"W 174.00' to the point of beginning and containing 30.754 Acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488.

Being a portion of the same property as conveyed in Deed Book 6604 Page 199 and a portion of the same property as conveyed in 20220207-0013662 of the Davidson County Register's Office, Nashville, Tennessee, which are the previous and last conveyances.

Tract 2

Being a certain tract or parcel of land lying and being in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

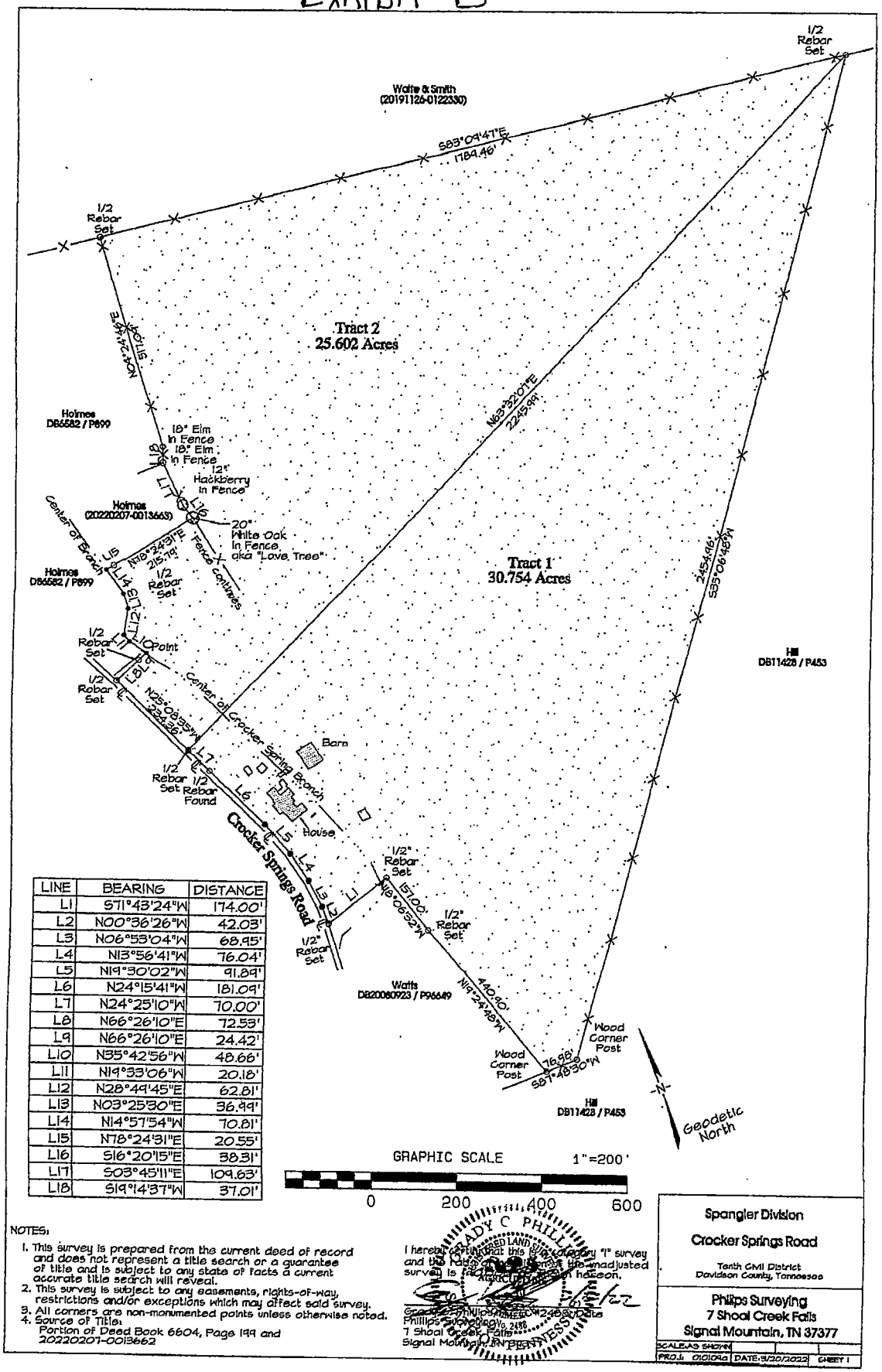
Beginning at a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the southernmost corner of Holmes (DB6582/P899) and the westernmost corner of the property described herein; thence, leaving said right-of-way and running with Holmes N66°26'10"E 72.53' to a ½" rebar set; thence, N66°26'10"E 24.42' to a point in the center of Crocker Spring Branch; thence, running with said branch N35°42'56"W 48.66' to a point; thence, N19°33'06"W 20.18' to a point; thence, N28°49'45"E 62.81' to a point; thence, N03°25'30"E 36.99' to a point; thence, N14°57'54"W 70.81' to a point, said point being the southernmost corner of Holmes (20220207-0013663); thence, leaving said branch and running with Holmes N78°24'31"E 20.55' to a ½" rebar set; thence, N78°24'31"E 215.79' to a 20:" White Oak in Fence, also known as the "Love Tree"; thence, continuing with Holmes and running with said fence N16°20'15"W 38.31' to a 12" Hackberry; thence, N03°45'11"W 109.63' to an 18" Elm, said point being the southeast corner of Holmes (DB6582/P899); thence, running with Holmes and continuing with said fence N19°14'37"E 37.01' to an 18" Elm; thence, N04°24'46"E 517.09' to a ½" rebar set at a fence intersection in the line of Waite & Smith (20191126-0122330), said point being the northernmost corner of the property described herein; thence, leaving Holmes and running with Waite & Smith S83°09'47"E 1789.46' to a ½" rebar set at a fence intersection, said point being the northwest corner of Hill (DB11428 / P453); thence, leaving Waite & Smith and creating a severance line through the lands of the grantors S63°32'07"W 2245.99' to a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the southernmost corner of the property described herein; thence, running with said right-of-way N25°08'35"W 234.36' to the point of beginning and containing 25.602 Acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488.

Being a portion of the same property as conveyed in Deed Book 6604 Page 199 and a portion of the same property as conveyed in 20220207-0013662 of the Davidson County Register's Office, Nashville, Tennessee, which are the previous and last conveyances.

GRADY C. PHILLIPS III REGISTERED LAND SURVEYOR CIVIL ENGINEER ARCHITECTURE LANDSCAPE ARCHITECTURE No. 2488 STATE OF TENNESSEE

Grady C. Phillips, R.L.S. #2488, Date 12/5/22

Exhibit B



LINE	BEARING	DISTANCE
L1	S71°43'24"W	174.00'
L2	N00°36'26"W	42.03'
L3	N06°53'04"W	68.95'
L4	N13°56'41"W	76.04'
L5	N19°30'02"W	91.89'
L6	N24°15'41"W	181.09'
L7	N24°25'10"W	70.00'
L8	N66°26'10"E	72.53'
L9	N66°26'10"E	24.42'
L10	N35°42'56"W	48.66'
L11	N19°33'06"W	20.18'
L12	N28°44'45"E	62.81'
L13	N03°25'30"E	36.99'
L14	N14°57'54"W	70.81'
L15	N78°24'31"E	20.55'
L16	S16°20'15"E	38.31'
L17	S03°45'11"E	109.63'
L18	S19°14'37"W	37.01'

NOTES:

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are non-monumented points unless otherwise noted.
4. Source of Title:
   Portion of Deed Book 6604, Page 199 and 20220207-0013662

I hereby certify that this is a boundary "1" survey and that the ratio of precision of the unadjusted survey is [illegible] as shown hereon.

Grady C. Phillips, Jr. Registered Land Surveyor No. 2485 Date
Phillips Surveying
7 Shoal Creek Falls
Signal Mountain, TN 37377

Spangler Division
Crocker Springs Road
Tenth Civil District
Davidson County, Tennessee

Phillips Surveying
7 Shoal Creek Falls
Signal Mountain, TN 37377

SCALE: AS SHOWN | PROJ.: 010104a | DATE: 9/20/2022 | SHEET 1