This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 927234 DEEDQC
10/10/2022 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221010-0111039

ADDRESS OF NEW OWNER:
Binkley Family Investments, L.P.
P.O. Box 145
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
086 00 0 231.00

DEED OF CORRECTION

WHEREAS, by a deed of record in Instrument No. 20130104-0001449, Register's Office for Davidson County, Tennessee, Odell Binkley, Jr. ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee to Binkley Family Investments, L.P., a Tennessee Limited Partnership ("Grantee"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained certain errors in the derivation clause (emphasized supplied below) and omitted certain calls in the description of the land (indicated with an asterisk, below) intended to be conveyed with which therein described as follows:

> Land in Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan commercial Center, according to a survey by Cummings and Cummings, Surveyors, as follows:
>
> Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73 degrees 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with * margin of Old Hickory Boulevard, the point of beginning.
>
> INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed by deed of record in Book 8493, page 476, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Odell Binkley, Jr. **and wife, Mary Evelyn Binkley**, by quit claim deed from John Kruse, unmarried dated May 5, 201, recorded on May 9, 2011 in Instrument No. 20110509-0035585, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantee has requested the Grantor to correct said errors, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Odell Regg Binkley and David J. Waynick, Esq. as Co-Executors for the Estate of Odell Binkley, Jr., for the purpose of correcting said errors and in consideration of the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto said Grantee, Binkley Family Investments, L.P., its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan commercial Center, according to a survey by Cummings and Cummings, Surveyors, as follows:
>
> Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old

Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73 degrees 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N 23 degrees 37' 21" E 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S 88 degrees 19' 55" East a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed by deed of record in Book 8493, page 476, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Odell Binkley, Jr. by quit claim deed from John Kruse, unmarried dated May 5, 2011, recorded on May 9, 2011 in Instrument No. 20110509-0035585, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Quitclaim deed of record in Instrument No. 20130104-0001449, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

Subscribed and sworn to before me this 30th day of ~~August~~ Sept., 2022.

Notary Public

TONI RUTGERSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF said parties have hereunto set their signatures on this the 30th day of September, 2022.

GRANTOR:

THE ESTATE OF ODELL BINKLEY, JR.

By: Odell Regg Binkley and David J. Waynick, Co-Executors, Co-Exec.

GRANTEE:

BINKLEY FAMILY INVESTMENTS, L.P.

By: Odell Regg Binkley and David J. Waynick, Co-Executors, Co-Exec
Its: General Partner

[Acknowledgement on Following Page]

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Regg Binkley and David J. Waynick, Co-Executors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed of Correction for the purposes therein contained and had authority on behalf of the Estate of Odell Binkley, Jr. to do so.

Subscribed and sworn to before me this 30th day of ~~September~~, 2022.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Regg Binkley and David J. Waynick, Co-Executors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed of Correction for the purposes therein contained and had authority on behalf of Binkley Family Investments, L.P. to do so.

Subscribed and sworn to before me this 30 day of September, 2022.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 30 day of September, 2022.

Affiant Signature Date 10/4/2022

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 4 day of ~~September~~ October, 2022.

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025