6

Karen Johnson Davidson County
Batch# 934000 DEEDQC
10/27/2022 08:29:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221027-0116202

This instrument is prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd, Suite 200,
Nashville Tennessee 37215

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

Affiant: _____

Subscribed and sworn to before me this 24th day of October, 2022.

Notary Public: Theresa L. Smith

Theresa L. Smith

My Commission Expires: 09/07/2026

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CORRECTIVE QUITCLAIM DEED

Address New Owner:
Lawrence M. Lipman
5906 Hillsboro Pike
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number
144-00-080.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **I. Dyke Tatum, Trustee with full power to convey without joinder of beneficiary** by these presents does hereby transfer and quitclaim and convey unto **Lawrence M. Lipman,** his successors and assigns, all of his rights, title, and interest in and to the described tract of land in **DAVIDSON** County, Tennessee as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 1 as shown on the Resubdivision of Dough Smith Property of record in Book 5200, Page 698, Register's Office for Davidson County, Tennessee, and being a part of Lot Number 6 on the Plan of W.W. Mooney Lands, of record in Minute Book 4, Page 191, Register's Office for Davidson County, Tennessee and as described by survey by Graffron and Jeffers in November of 1983:

Beginning at a point in the center of a 20 feet easement on the easterly margin of Hillsboro Pike at a point common to this tract and the Chambless Johnston property and being the southwesterly most corner of said tract and proceeding along said easement S 58 degrees 14' 14" E, 216.56 feet; thence along David Rollins northerly property line in the center of a 20 foot easement S 47 degrees 16' 04" E, 277.77 feet; thence along Henry Zoller's westerly property line N 88 degrees 04' 11" E, 169.92 feet; thence N 25 degrees 51' 02" E, 430 feet; thence along Hugh Stallworth's southerly most property line N 64 degrees 55' 58" W, 630 feet; thence along the easterly margin of Hillsboro Pike S 26 degrees 04' 56" W, 397.63 feet to the beginning containing 6.48 acres.

Being the same property conveyed to Larry M. Lipman by deed dated November 23, 1983 from Commerce Union Bank, Trustee under the Will of Dough W. Smith of record in Book 6181, Page 481, Register's Office for Davidson County, Tennessee, and further conveyed to Larry M. Lipman by deed from I. Dyke Tatum, Trustee with full power to convey without joinder of beneficiary dated August 17, 2021 of record in Instrument No. 20210820-0112656, Register's Office for Davidson County, Tennessee.

Included in the above legal description but excluded from this conveyance is the 0.15 acre, more or less as reflected in the conveyance from Larry M. Lipman to Daniel R. Hightower and wife, Terri Hightower in Book 10011, Page 679, Register's Office for Davidson County, Tennessee.

This transfer is subject to right of ingress and egress to family burial ground referred to in Deed of record in Book 1196, page 650, said Register's Office and a common driveway easement and provisions concerning maintenance thereof of record in Book 1118, page 112 said Register's Office.

This is improved property known as: **5906 Hillsboro Pike, Nashville Tennessee 37215**

WITNESS my hand this **24th** day of **October, 2022.**

_____, Trustee

I. Dyke Tatum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **24th** day of **October, 2022**, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **I. Dyke Tatum, Trustee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged **himself** to be the person who executed the foregoing instrument for the purpose therein contained, and that **he** executed the same as **his** free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **24th** day of **October, 2022.**

Theresa L. Smith Notary Public

My Commission Expires: 09/07/2026

