Karen Johnson Davidson County
Batch# 938589 DEEDQC
11/07/2022 12:33:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221107-0119613

# QUITCLAIM DEED OF CORRECTION

**This Quitclaim Deed of Correction is to correct Grantor's signature block which erroneously referenced Grantor as MID-STATE MAINTENANCE OF TENNESSEE, INC. and shall supersede and replace that certain QuitClaim Deed dated July 17, 2007 of record as Instrument No. 20080204-0010964, in the Register's Office for Davidson County, Tennessee.**

| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
|---|---|---|
| Winston Templet | New Owner | 048-00-0-159.00 |
| 1055 Ridgecrest Drive | | |
| Goodlettsville, TN 37072 | | |
| THIS INSTRUMENT PREPARED BY:<br><br>Smith.Sholar.Associates. PLLC.<br>1164 Nashville Pike<br>Gallatin, TN 37066 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON }<br><br>The actual consideration or value, whichever is greater, for this transfer is $ 0.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of November, 2022.<br>Notary Public<br><br>My commission expires: 09/23/25 | |

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MID-SOUTH MAINTENANCE OF TENNESSEE, INC., a Tennessee corporation ("Grantor"), by these presents, transfers and conveys unto WINSTON TEMPLET, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, all of its interests in and to certain real property located in Davidson County, Tennessee, being more particularly described below (the "Subject Property"):

BEING a tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., September 10, 1959, as follows:

BEGINNING at an iron pin on the Northeast margin of Clarksville Highway being the Northwest corner of property conveyed to James D. Burton, et al., as devisees under the Will of Jesse F. Burton, as of record in Will Book 90, Page 21, Probate Court for Davidson County, Tennessee; thence North 56 deg. 56 min. 10 sec. East 383.08 feet to a 12 inch hackberry; thence North 18 deg. 52 min. 18 sec. East 70 feet to a fence post; thence North 36 deg. 20 min. 23 sec. East 209.95 feet to a 14 inch hackberry; thence North 55 deg. 48 min. 50 sec. East 135.28 feet to an 8 inch elm; thence North 55 deg. 37 min. 20 sec. East 181.99 to a fence post; thence North 45 deg. 30 min. 41 sec. East 92.08 feet to a fence post; thence North 45 deg. 48 min. 27 sec. East 86.54 feet to a fence post; thence North 61 deg. 6 min. 59 sec. East 80.07 feet to a fence post; thence North 52 deg. 55 min. 38 sec. East 99.51 feet to a fence post; thence North 65 deg. 58 min. 51 sec. East 135.15 feet to a 12 inch tree; thence North 70 deg. 10 min. 51 sec. East 126.76 feet to an 18 inch hackberry; thence North 73 deg. 35 min. 54 sec. East 197.21 feet to a 10 inch tree; thence North 63 deg. 13 min. 34 sec. East 192.89 feet to a 1 inch steel pipe; thence South 87 deg. 9 min. 31 sec. East 366.44 feet to a fence post; thence South 27 deg. 44 min. 45 sec. East 49.13 feet to a 10 inch tree; thence South 10 deg. 50 min. 10 sec. West 301.51 feet to a fence post; thence South 71 deg. 00 min. 53 sec. West 356.89 feet to a fence post; thence South 70 deg. 45 min. 14 sec. West 849.08 feet to an iron pin; thence South 50 deg. 57 min. 00 sec. West 848.01 feet to an iron pin in the Northeast margin of Clarksville Highway; thence along said margin, North 35 deg. 58 min. 45 sec. West 249.75 feet to the point of beginning and containing 17.15 acres, more or less.

BEING the same property conveyed to MID-SOUTH MAINTENANCE OF TENNESSEE, INC., by Warranty Deed dated October 3, 2006, from Angela Price-Sati and husband, Khalil Dib Sati, of record as Instrument No. 20061019-0129779, Register's Office for Davidson County, Tennessee.

The Subject Property is improved property known as 5000 Clarksville Pike, Whites Creek, Tennessee 37189. The Subject Property is conveyed to Grantee, his heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned has set its signature, to be effective as of November 1, 2022.

**GRANTOR:**

MID-SOUTH MAINTENANCE OF TENNESSEE, INC.

BY: X _____
WINSTON TEMPLET, PRESIDENT

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Winston Templet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Mid-South Maintenance of Tennessee, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Winston Templet as such President.

Witness my hand at office this 1st day of November, 2022.

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Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**ACKNOWLEDGED HEREIN BY GRANTEE:**

X _____
WINSTON TEMPLET, individually

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Winston Templet with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of November, 2022.

_____
Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY