Karen Johnson Davidson County
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CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

GTOM GH-2, LLC,	)
Petitioner,	)
v.	)
UNKNOWN HEIRS OF MYRTLE OWENS LOONEY and OTHER INTERESTED PERSONS,	)
Respondents.	)

F.04-TT
Case No. 22-1178-IV

FILED
2023 FEB -2 AM 10: 17
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FINAL ORDER REFORMING DEED TO REAL PROPERTY

This matter came before the Court upon the Motion for Default Judgment on behalf of Petitioner GTOM GH-2, LLC. Upon consideration of the Motion, the Verified Petition, and the entire Court record, the Court is of the opinion that the Motion for Default Judgment should be granted and Petitioner is entitled to the relief in accordance with the prayer set forth in the Verified Petition. It is, therefore,

ORDERED, ADJUDGED AND DECREED that the Deed to B.L. Calhoun by Myrtle Owens Looney, O.H. Looney, and O.H. Looney Trustee recorded October 18, 1927 in Register's Office for Davidson County, Tennessee, Deed Book 769, Page 475 (the "**1927 Deed**"), and all subsequent instruments in the chain of title are reformed to correct that the mistake in the description of the property commonly known as 2025 Richard Jones Road, Nashville, Davidson County Tennessee 37215. Specifically, the 1927 Deed and subsequent instruments in the chain of title, are reformed and revised to incorporate the legal description of the property as attached hereto as **Exhibit A**;

It is further, **ORDERED, ADJUDGED AND DECREED** that the Petitioner is declared the lawful fee owner of the entirety of the real property located at 2025 Richard Jones Road,

Nashville, Davidson County Tennessee 37215, including the property existing in the 3.62 feet gap created by the 1927 Deed, and that all other persons are barred from making a claim thereto;

It is further **ORDERED, ADJUDGED AND DECREED** that the Davidson County Register of Deeds is directed to record this Order;

It is further **ORDERED, ADJUDGED AND DECREED** that this Order is a final judgment pursuant to Rules 54 and 58 of the Tennessee Rules of Civil Procedure; and,

It is further **ORDERED, ADJUDGED AND DECREED** that any outstanding court costs shall be taxed to the Petitioner.

RUSSELL T. PERKINS,
CHANCELLOR, PART IV

APPROVED FOR ENTRY:

/s Sarah M. Ferraro
Sarah M. Ferraro (TN #038383)
THOMPSON BURTON PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, TN 37067
Phone: (615) 716-2286
sferraro@thompsonburton.com

Counsel for Petitioner

202302030008104

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING A TRACT OF LAND IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING A 1/2" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF RICHARD JONES ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE RIGHT OF WAY DEDICATION AS SHOWN IN INSTRUMENT NO. 20211213-064866; THENCE WITH THE SOUTH LINE OF SAID RIGHT OF WAY LINE DEDICATION S 84°20'08" E A DISTANCE OF 164.93 FEET TO A 1/2" IRON PIN SET AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY LINE DEDICATION, SAID IRON PIN ALSO BEING LOCATED IN THE WEST LINE OF THE SCHATTEN, EMMANUEL, ESTATE, TRUSTEES ETAL PROPERTY, RECORDED IN INSTRUMENT NO. 20090224-0016285; THENCE WITH SAID WEST LINE S 04°49'32" W A DISTANCE OF 232.26 FEET TO A 1/2" IRON PIN SET AT THE NORTHEAST CORNER OF THE GREEN HILLS MIXED USE, LLC PROPERTY, RECORDED IN INSTRUMENT NO. 20131004-0104788; THENCE WITH THE NORTH LINE OF THE SAID GREEN HILLS MIXED USE, LLC PROPERTY N 74°03'52" W A DISTANCE OF 170.47 FEET TO A 1/2" IRON PIN SET; THENCE WITH THE EAST LINE OF THE ROBERT E HARWELL, II FAMILY TRUST PROPERTY, RECORDED IN INSTRUMENT NO. 20210514-0065524 N 05°29'51" E A DISTANCE OF 201.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 36,071 SQUARE FEET, 0.828 ACRES, MORE OR LESS.

ALL AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY YOUNG – HOBBS AND ASSOCIATES BEARING THE SEAL AND CERTIFICATION OF KENNETH A. BAU, TENNESSEE REGISTERED LAND SURVEYOR NO. 2019, DATED MARCH APRIL 25, 2019, LAST REVISED MARCH 23, 2022.

BEING THE SAME PROPERTY CONVEYED FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE TO GTOM GH-2, LLC BY SPECIAL WARRANTY DEED DATED JUNE 13, 2019, RECORDED AS INSTRUMENT NO. 20190614-0057193, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 2 DAY OF February 2023
MARIA M. SALAS, CLERK & MASTER
BY Chelsie Hinkle
DEPUTY

Tennessee Certification of Electronic Document

I, Jennifer Gayle, do hereby make oath that I am a licensed attorney and/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 February 3, 2023 (date of document).

Affiant Signature

February 3, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY