# DEED OF CORRECTION

Karen Johnson Davidson County
Batch# 994191 DEEDWARR
04/20/2023 08 21 07 AM 2 pgs
Fees $12 00 Taxes $0 00

20230420-0028944

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

COURTNEY R. GRIMES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 03-24-2026

**THIS INSTRUMENT WAS PREPARED BY**

Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig Dowling | New Owner | 175-00-0-090 00 |
| (NAME) 199 Riverwood Dr. | (NAME) | 175-00-0-091 00 |
| (ADDRESS) Franklin, TN 37069 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned parties hereby enter into this Deed of Correction as follows·

WHEREAS, on the 27th day of February, 2023, SI Investments, LLC, a Tennessee limited liability company, did convey unto First American Exchange Company, LLC, as Qualified Intermediary for Craig Dowling, that certain parcel of real estate hereinafter described, and

WHEREAS, said Warranty Deed was recorded March 09, 2023, of record in Instrument No 20230309-0016904, Register's Office of Davidson County, Tennessee, and,

WHEREAS, said conveyance erroneously named Grantee, and

WHEREAS, the parties now execute this instrument in order to correct the previous error and properly vest said real estate in the name of the rightful owner, **Craig Dowling**

NOW THEREFORE, the undersigned, SI Investments, LLC, a Tennessee limited liability company, hereby convey unto **Craig Dowling**, his heirs and assigns forever, all of its undivided right, title and interest in and to the hereinafter described property in Davidson County, State of Tennessee, described as follows, to wit.

Tract No 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc dated May 7, 2017 as follows.

Beginning at an existing iron rod in the southerly right-of-way line of Murfreesboro Pike, width varies, at a corner common with PM Rentals, as of record in Instrument No 20100602-0042249, at the Register's Office for Davidson County, Tennessee, thence with the southerly right-of-way line of Murfreesboro Pike, South 42 deg. 19 min 52 sec East, 250 15 feet to an iron rod set, thence North 47 deg. 40 min 08 sec East, 10 00 feet to an iron rod set, thence South 42 deg 19 min. 52 sec East, 233 60 feet to an iron rod set, thence leaving the southerly right-of-way line of Murfreesboro Pike, with a line though the property of Sara D Piercey, Trustee, as of record in Instrument No 20040819-0100128, at the Register's Office for Davidson County, Tennessee, South 40 deg. 15 min 05 sec West, 496 75 feet to an iron rod set, thence with the westerly property line of Sara D. Piercey, Trustee, South 10 deg 47 min. 49 sec West, 309 95 feet to an iron rod set, at a corner common with Mt View Baptist Church, Inc as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee, thence with the northerly property line of Mt. View Baptist Church, Inc , North 31 deg 51 min 06 sec West, 32 97 feet to an iron rod set; thence North 16 deg 18 min 45 sec West 62.83 feet to a point, thence North 03 deg 45 min 29 sec West, 117 67 feet to a point, thence North 06 deg. 54 min 40 sec West, 100 39 feet to a point; thence North 26 deg 21 min. 30 sec. West, 21. 06 feet to a point, thence North 82 deg 12 min. 16 sec. West, 80 09 feet to an iron rod set, thence North 10 deg. 12 min 28 sec East, 127 45 feet to an existing iron rod, at a corner common with PM Rentals, thence with the easterly property line of PM Rentals, North 16 deg. 12 min. 28 sec. East, 597.65 feet to the point of beginning containing 217,800 square feet or 5.00 acres more or less

Tract No 2

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc dated May 7, 2017 as follows.

Beginning at an existing iron rod in the southerly right-of-way of Murfreesboro Pike, width varies, at a corner common with Joyce W Pollok, et ux, as of record in Deed Book 4933, Page 82, at the Register's Office for Davidson County, Tennessee; thence leaving the southerly right-of-way line of Murfreesboro Pike, with the westerly property line of Joyce W Pollock, et ux, South 19 degrees 57 min 07 sec West 99.52 feet to an iron rod set, thence South 11 degrees 32 min 31 sec West, 460 07 feet to an existing iron pipe; thence with the northerly property line of Joyce W Pollock, etux, North 92 degrees 12 min 08

sec West 452 21 feet to an existing iron rod; at a corner common with the property of Colonial Pipeline Company, as of record in Instrument Number 20020809-0096408, at the Register's Office for Davidson County, Tennessee and set at a corner common with the property of Mt. View Baptist Church, Inc. as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Mt View Baptist Church, Inc North 10 degrees 42 min 11 sec East, 11 34 feet to an iron rod set, at a corner common with the property of Herbert Piercey, et ux, as of record in Deed Book 7675, Page 714, at the Register's Office for Davidson County, Tennessee, thence with the easterly property line of Herbert Piercey, et ux, North 10 degrees 47 min 49 sec East, 309 95 feet to an iron rod set, thence North 40 degrees 15 min 05 sec East, 496 75 feet to an iron rod set in the southerly right-of-way of Murfreesboro Pike; thence with the southerly right-of-way line of Murfreesboro Pike, South 42 degrees 19 min 52 sec East 286 46 feet to the point of beginning Containing 269,065 square feet or 6 177 acres more or less.

Being the same property conveyed to SI Investments, LLC, by Warranty Deed from Donald W Piercey, James H. Piercey, Debra L Clark, Sara J Wilkins, Joseph A. Piercey, Daniel J Piercey, Laura Lee Vokovich, and Karen Jeanine Head, dated April 2, 2020, of record in Instrument No 20200407-0036726, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this document was executed this 17th day of April, 2023.

Grantor.

SI Investments, LLC, a Tennessee limited liability company

By David Shore
Its: Member

Grantee:

Craig Dowling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David Shore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Member of SI Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said David Shore as such Member

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 2023

Notary Public

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Craig Dowling, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 2023

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027