Karen Johnson Davidson County
Batch# 1000194 DEEDWARR
05/05/2023 10 49 36 AM 4 pgs
Fees $22 00 Taxes $0 00
20230505-0033501

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, Tennessee 37215** **File No. 220641580** ***The purpose of this Deed of Correction is to correct the prior conveyance.***	STATE OF TENNESSE COUNTY OF DAVIDSON) 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 April, 2023 Notary Public My Commission Expires:

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

DEED OF CORRECTION

Address New Owner: Adam H Parker and Laura Parker 471 Deer Ridge Lane Nashville, TN 37221	Send Tax Bills To New Owner	Tax Information Part of 112-00-0-135 00

WHEREAS, a Warranty Deed conveying the within described property from **Robin Lynn Jones, unmarried to Adam H. Parker and Laura Parker, husband and wife**, has previously been executed and put of record in **Instrument No. 20220727-0085809**, Register's Office of Davidson County, TN

WHEREAS, by inadvertence and mutual mistake, the said Warranty Deed contained an error in the legal description of the property intended to be conveyed which was described as follows:

> Land in the 9th Civil District of Davidson County, Tennessee, and bring described according to a survey by P A Chapdelaine, Tennessee Surveyor No 882, dated May 2, 1983, and being a 10.02 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee and the within described property consisting of more than 10 acres, described as follows
>
> Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Gerry Easement Road 1282 46 feet in a Northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R C Bibbs' northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee, thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows· First with a curve running along the centerline of Gerry Easement Road northeasterly with a curve 162 44 feet and North 65 degrees 33 minutes 24 seconds East 81.92 feet to a point and with a curve 242 61 feet to a point and North 45 degrees 03 minutes 45 seconds East 473 10 feet to a point; thence leaving Gerry Easement Road, North 44 degrees 56 minutes 15 seconds West 891.19 feet to an iron pin in Carl Ferguson's easterly line, thence South 04 degrees 09 minutes 47 seconds West 1264 79 feet in Ferguson and Kehoe's easterly lines to an iron pin, thence South 85 degrees 50 minutes 15 seconds East 25 00 feet to the point of beginning

WHEREAS, the legal description in said Warranty Deed noted that the full 10.02 acre tract was to be conveyed when the correct legal description was the 5.0 A.C. +/- tract labeled 15A on the attached "Exhibit A". The other tract, 15B, having been previously conveyed via Warranty Deed of record in Instrument No. 20220713-0080530.

WHEREAS, Robin Lynn Jones, unmarried, (hereinafter referred to as "Seller"); and Adam H Parker and Laura Parker, husband and wife, (hereinafter collectively referred to as "Buyers") desire to record this Deed of Correction to correct the legal description to the below description

Land in the 9th Civil District of Davidson County, Tennessee, and bring described according to a survey by P A Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10 02 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee and the within described property consisting of more than 10 acres, described as follows·

Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Gerry Easement Road 1282 46 feet in a Northeasterly direction from a point being measured along the centerline of an easement road 536 47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R C Bibbs' northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows First with a curve running along the centerline of Gerry Easement Road northeasterly with a curve 162.44 feet and North 65 degrees 33 minutes 24 seconds East 81.92 feet to a point and with a curve 242 61 feet to a point and North 45 degrees 03 minutes 45 seconds East 473 10 feet to a point, thence leaving Gerry Easement Road, North 44 degrees 56 minutes 15 seconds West 891 19 feet to an iron pin in Carl Ferguson's easterly line; thence South 04 degrees 09 minutes 47 seconds West 1264.79 feet in Ferguson and Kehoe's easterly lines to an iron pin, thence South 85 degrees 50 minutes 15 seconds East 25 00 feet to the point of beginning

LESS AND EXCEPT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PROPERTY DESCRIBED IN INSTRUMENT NO 20040916-0111561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF A 10 0 ACRE TRACT SERVED BY AN UNNAMED EASEMENT ROAD WHICH EXISTED WITH GRAVEL PRIOR TO JULY I, 1984, AND SAID EASEMENT ROAD BEING ESTABLISHED ON MAY 8, 1979, BY INSTRUMENT OF RECORD IN BOOK 5393, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE WITHIN DESCRIBED PROPERTY CONSISTING OF MORE THAN 5 ACRES, DESCRIBED AS FOLLOWS·

BEGINNING AT A POINT IN THE CENTER OF SAID EAS E MENT ROAD AFTER BEING MEASURED ALONG THE CENTERLINE OF SAID EAS E MENT ROAD 1280 0 FEET IN A NORTHEASTERLY DIRECTION FROM A POINT BEING MEASURED ALONG THE CENTERLINE OF AN EASEMENT ROAD 536 47 FEET IN A NORTHERLY AND NORTHEASTERLY DIRECTION FROM A POINT IN THE CENTER OF SAID EASEMENT ROAD WHERE IT JOINS THE ROAD DESCRIBED IN BOOK 5393, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH THE CENTER OF SAID CONTINUING EASEMENT ROAD WHICH ALL PURCHASERS OF HEATH 10 ACRE TRACTS HAVING A RIGHT TO INGRESS AND EGRESS OVER AND INURING TO THEIR HEIRS, SUCCESSORS, AND ASSIGNS BUT WITH THE DUTIES DESCRIBED IN BOOK 5393, PAGE 898, AND NOW THE WITHIN CONVEYED LAND BEING DESCRIBED AS FOLLOWS THENCE WITH A CURVE TO THE RIGHT, HAVING A LENGTH OF 178 85 FEET, A RADIUS OF 170 11 FEET, AND A CHORD BEARING OF N 39Â°21'44" E 170 73 FEET TO A NAIL, THENCE N 69Â°46'08" E, 134 58 FEET TO A POINT,
THENCE WITH A CURVE TO THE LEFT, HAVING A LENGTH OF 167.50 FEET, A RADIUS OF 391.68 FEET, AND A CHORD BEARING OF N 57Â°31'03" E 166.23 FEET TO A NAIL;
THENCE N 49Â°05'09" E, 32 40 TO A POINT, THENCE LEAVING SAID CENTERLINE N 23Â°00'18" W, 228.0 FEET TO A POINT,
THENCE N 11Â°24'16" W, 774 5 FEET TO A POINT;
THENCE S 08Â°14'18" W,1265 4 FEET TO A METAL POST,
THENCE S 76Â°35'21" E, 25.0 FEET TO THE POINT OF BEGINNING
CONTAINING 5 0 ACRES, MORE OR LESS

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No 20220727-0085809, Register's Office for said County

IN WITNESS WHEREOF, the parties have executed this instrument on this 30th day of April, 2023

GRANTEES:

Adam Parker
Adam H. Parker

Laura Parker
Laura Parker

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Adam H. Parker and Laura Parker**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, at office, this 30th day of April, 2023

Elizabeth Yerger
Notary Public

My commission expires. _____

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the parties have executed this instrument on this 3 day of May, 2023.

GRANTOR:

Robin Lynn Jones

Robin Lynn Jones

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robin Lynn Jones**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, at office, this 3 day of May, 2023

L. Lin Llamazales

Notary Public

My commission expires: May 27, 2025

