Karen Johnson Davidson County
Batch# 1023484 DEEDQC
07/07/2023 08 10 14 AM 4 pgs
Fees $22 00 Taxes $0 00
20230707-0051818

Prepared by: John Forrest Kelly, Attorney
1503 16th Ave S
Nashville, TN 37212

DEED OF CORRECTION

WHEREAS, by Quitclaim Deed of record in Legal Instrument #20230320-0019628, Register's Office for Davidson County, Tennessee, NANCY MASON, an unmarried woman, conveyed certain real property to NANCY MASON, Trustee of the NANCY MASON REVOCABLE TRUST dated October 19, 2022.

WHEREAS, by inadvertence and mistake, it has been discovered that the said deed contained an error listing two parcels of property intended to be conveyed, one parcel not belonging to Nancy Mason.

WHEREAS, by inadvertence and mistake, said deed contained two parcels to be conveyed, which was described as follows:

PARCEL I:

Land in Davidson County, being land in the 2nd, formerly the 3rd, Civil District of said County, being the westerly part of Lot No. 2 and the easterly part of Lot No. 1 on the easterly part of Lot No. 1 on the Division of John Pope's Estate, of record in Minute Book "R", page 351, Circuit Court for said County, and the southerly part of said part of Lot No. 2 being also shown as the westerly part of Lot No. 1 and the southerly part of said Lot No. 1 being also shown as the easterly part of 9 1/2 acre tract lying adjacent to and west of said Lot No. 1 on the survey of the Aaron Charlton Land as of record in Plan Book 2, page 66, Chancery Court of Nashville, described according to a survey made by Clyde D. Anderson, Surveyor, dated August 20, 1960, as follows:

Beginning at a point on the northerly margin of Hamilton Church Road, said point being South 88 degrees 30' East, 157.6 feet from the southeast corner of the property conveyed to Luch Fletcher by deed from Larry L. Foster and wife, of record in Book 2696, page 255, said Register's Office, thence North 0 degrees 50' East, 500 feet and South 88 degrees 30' East 101.8 feet to an iron pin; thence South 0 degrees 39' West 200 feet to an iron pin; thence south 0 degrees 07' West 300 feet to the northerly margin of Hamilton Church Road, thence with the same, North 88 degrees 31' West 100 feet to the point of beginning.

Being the same property conveyed to Nancy Mason by deed from Pearl Glendon Cantrell and wife, Donna B. Cantrell, dated March 2, 1989, and recorded March 6, 1989, of record in Deed Book 7786, Page 259, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

A certain condominium apartment in Davidson County, TN, described as Unit 236 Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle, Davidson County, TN, as shown on the plat of Pepper Ridge Condominiums, Phase 2, recorded in Plat Book 6900, page 689, said Register's Office and described in a Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pepper Ridge Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, By-laws recorded in Book 11634, page 91 and the Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 248, Book 8672, page 17, Book 9321, page 18 and Book 8856, page 867, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy A. Mason, an unmarried woman by Warranty Deed from William R. Mosley and wife, Sharon Gayle Mosley, dated January 7, 2008, and recorded January 9, 2009, of record in Instrument No. 20090109-0002331, in the Register's Office for Davidson County, Tennessee.

NOW THEREFORE, the said Grantor for the purpose of correcting said error the parcel to be conveyed should read as follows:

Land in Davidson County, being land in the 2nd, formerly the 3rd, Civil District of said County, being the westerly part of Lot No. 2 and the easterly part of Lot No. 1 on the easterly part of Lot No. 1 on the Division of John Pope's Estate, of record in Minute Book "R", page 351, Circuit Court for said County, and the southerly part of said part of Lot No. 2 being also shown as the westerly part of Lot No. 1 and the southerly part of said Lot No. 1 being also shown as the easterly part of 9 1/2 acre tract lying adjacent to and west of said Lot No. 1 on the survey of the Aaron Charlton Land as of record in Plan Book 2, page 66, Chancery Court of Nashville, described according to a survey made by Clyde D. Anderson, Surveyor, dated August 20, 1960, as follows:

Beginning at a point on the northerly margin of Hamilton Church Road, said point being South 88 degrees 30' East, 157.6 feet from the southeast corner of the property conveyed to Luch Fletcher by deed from Larry L. Foster and wife, of record in Book 2696, page 255, said Register's Office, thence North 0 degrees 50'

East, 500 feet and South 88 degrees 30' East 101.8 feet to an iron pin; thence South 0 degrees 39' West 200 feet to an iron pin; thence south 0 degrees 07' West 300 feet to the northerly margin of Hamilton Church Road, thence with the same, North 88 degrees 31' West 100 feet to the point of beginning.

Being the same property conveyed to Nancy Mason by deed from Pearl Glendon Cantrell and wife, Donna B. Cantrell, dated March 2, 1989, and recorded March 6, 1989, of record in Deed Book 7786, Page 259, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of this the 30 day of June, 2023.

Nancy Mason

NANCY MASON, individually and as Trustee of the NANCY MASON REVOCABLE TRUST dated October 19, 2022

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, NANCY MASON, individually and as Trustee of the NANCY MASON REVOCABLE TRUST dated October 19, 2022 the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person has executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of June, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Nancy Mason, Trustee of the Nancy Mason Revocable Trust 509 Lexington Drive Lebanon, TN 37087	SAME/OWNER
Property Address:	Map and Parcel No.
3294 Hamilton Church Road Antioch, TN 37013	150 14 0 092.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Nancy Mason
Affiant

Subscribed and sworn to before me this the 30th day of June, 2023

Laura Elizabeth McInnis
Notary Public
My Commission Expires: May 3, 2027

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON