Karen Johnson Davidson County
Batch# 1029578 AFFIDAVIT
07/24/2023 08 41 09 AM 3 pgs
Fees· $17 00 Taxes $0 00
20230724-0056612

This instrument prepared by
KENNETH J YOUNG
Buerger, Moseley & Carson, PLC
4068 Rural Plains Circle, Suite 100
Franklin, TN 37064
615-794-8850

SCRIVENER'S AFFIDAVIT TO CORRECT LEGAL DESCRIPTION

WHEREAS, the undersigned, after being duly sworn according to the law, states as follows.

The undersigned on behalf of Buerger, Moseley & Carson, PLC prepared a deed of conveyance from **Tennessee-Western Kentucky Conference of The United Methodist Church, Inc. as Successor In Interest to the Dodson Chapel United Methodist Church, Inc.** to **Vulcan Lands, Inc**, which deed is of record in Instrument 20230105-0000798, recorded on January 5, 2023, Register's Office of Davidson County, Tennessee, and

WHEREAS, the legal description attached to said instrument as Attachment A contained an incorrect description of the property

NOW THEREFORE, to establish the precise location of the Property conveyed to Vulcan Lands, Inc, the property description for Attachment A should read as set forth in Exhibit "A" which is attached hereto and made a part of this Affidavit

The affiant makes this affidavit for the purpose of correcting the property description for Attachment A only in the above referenced instrument.

Witness my hand on this the 19th day of July 2023

Kenneth J Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kenneth J Young, 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 seal, at Franklin, Tennessee, on this the 19th day of July 2023.

Notary Public

ASHLEY SADDLER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires· 10/3/2023

Exhibit A

PARCEL 1 - Tax Map 86 Parcel 55

Being a parcel of land located in the 14th Councilmanic District, General Services District, Nashville, Davidson County, Tennessee, generally located on the west side of Dodson Chapel Road between Old Hickory Boulevard and Central Pike, being more particularly described as follows:

BEGINNING at an old three-quarter inch iron rod on the southerly right of way line of Dodson Chapel Court, said iron rod being N 82° 01' 46" W, 61 05 feet from a new iron rod on the northerly right of way line of Dodson Chapel Court, same being the southwest corner of Parcel 56 on Tax Map 86,

THENCE, along the southerly right of way line of Dodson Chapel Court the following calls

With a curve to the left having a central angle of 60° 04' 22", a radius of 101.21 feet, a tangent of 58.52 feet, and a chord of S 52° 43' 09" E 101.32 feet for an arc length of 106 12 feet to a new iron rod,

S 82° 50' 07" E, 91 63, feet,

With a curve to the right, having a central angle of 22°33' 55", a radius of 294 48 feet, a tangent of 58 75 S 71° 28' 18" E, 115.23 feet for an arc length of 115 98 feet,

With a curve to the right having a central angle of 85° 28' 07", a radius of 25 00 feet, a tangent of 23. 10 feet, and a chord of S 09° 54' 01" E, 33 93 feet, for an arc length of 37 29 feet to the westerly right of way line of Dodson Chapel Road;

THENCE, leaving the southerly right of way line of Dodson Chapel Court with the westerly right of way line of Dodson Chapel Road, S 31° 21' 47" W, 487 19 feet,

With a curve to the left having a central angle of 08°28' 34", a radius of 578 85 feet, a tangent of 42 89 feet, and a chord of S 33° 07' 28" W, 85 55 feet, for an arc length of 85 63 feet to an old capped five-eighths-inch iron rod stamped Public Works,

With a non-tangential curve to the right having a central angle of 07° 02' 16", a radius of 578 85 feet, a tangent of 35 60 feet, and a chord of S 25° 22' 35" W, 71 06 feet, for an arc length of 71 10 feet,

S 36° 15' 22" W, 186 40 feet to a new iron rod,

With a curve to the right having a central angle of 11° 22' 31", a radius of 1,174 00 feet, a tangent of 116 93 feet, S 41° 56' 34" W, 232 70 feet, for an arc length of 233 08 feet to a new iron rod, a common corner with Susan A Basham of record in Instrument No. 20201007-0110472, R.O D C ,

THENCE, with Susan A Basham the following calls

N 06° 33' 13" E, 1026 21 feet to a new iron rod,

S 82° 42' 24" E, 236.82 feet to the POINT OF BEGINNING

Containing 296,004 square feet or 6 80 acres, more or less.

PARCEL 2- Tax Map 86 Parcel 56

Being a parcel of land located in the 14th Councilmanic District, General Services District, Nashville, Davidson County, Tennessee, generally located on the west side of Dodson Chapel Road between Old Hickory Boulevard and Central Pike, being more particularly described as follows

BEGINNING at a new iron rod on the westerly right of way line of Dodson Chapel Road, said iron rod being the southeast corner of Susan A Basham of record in Instrument No 20201007-0116471, R O.D.C. and being the northeasterly corner of the herein described property,

THENCE, leaving Susan A Basham along the westerly right of way line of Dodson Chapel Road with a curve to the right having a central angle of 06° 04' 52", a radius of 4,097.65 feet, a tangent of 217 66 feet, and a chord of S 32° 52' 12" W, 434 91 feet to a new iron rod;

THENCE, leaving the westerly right of way line of Dobson Chapel Road along the right of way line of Dobson Chapel Court the following calls.

With a curve to the right having a central angle of 92° 09' 01", a radius of 20 00 feet, a tangent of 20 77 feet, and a chord of S 83° 13' 09" W, 28 81 feet for an arc length of 32 77 feet to a point of reverse curvature,

With a curve to the left having a central angle of 28° 10' 02", a radius of 344 48 feet, a tangent of 86.42 feet, and a chord of N 68° 40' 14" W, 167 65 feet for an arc length of 169.35 feet to a new iron rod,

N 82° 45' 12" W, 118 31 to a new iron rod, same being S 82° 01' 46" E, 61.05 feet from an old three-quarter inch iron rod on the southerly right of way line of Dodson Chapel Court, a corner of Parcel 55 on Tax Map 86,

With a non-tangential curve to the right having a central angle of 59° 04' 56", a radius of 52.83 feet, a tangent of 29.94 feet, and a chord of N 23° 51' 56" W, 52.10 feet for an arc length of 54 48 feet to a new iron rod,

N 05° 40' 18" E, 140 77 to a new iron rod,

N 07° 56' 20" E, 200.06 feet to a new iron rod on the south line of said Susan A Basham, same being the northeast corner of Dodson Chapel Court,

THENCE, leaving Dodson Chapel Court with Susan A Basham the following calls.

S 80° 00' 09" E, 368 88 feet to a new iron rod,

S 79° 16' 54" E, 157 07 feet to the POINT OF BEGINNING

Containing 170,016 square feet or 3 90 acres, more or less.