THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

File No. 230745203

The purpose of this Deed of Correction is to correct the legal description and map and parcel number of the prior conveyance.

STATE OF TENNESSEE)
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 22 day of August, 2023.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 1041837 DEEDWARR
08/23/2023 11 12 59 AM 4 pgs
Fees. $22.00 Taxes $0.00

20230823-0065885

DEED OF CORRECTION

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ezekiel D. Pirtle and Amber Watson 609B 49th Avenue N Nashville, TN 37209	New Owner	**156-00-014.05**

WHEREAS, a Warranty Deed conveying property from Grace Rutledge Thompson, unmarried, to Ezekiel D. Pirtle and Amber R. Watson, husband and wife, has previously been executed and put of record in Instrument No. **20230816-0063792**, in the Register's Office of Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, the legal description in said Warranty Deed conveyed the wrong lot number which was described as follows:

> Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being Lot Number **11** of Section 2 on the Plan of Harpeth Heights, not of record, and an unnumbered tract immediately in the rear of same, described together according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1963, as follows:
>
> Beginning on the Northwesterly margin of Highway 100 at the Southwest corner of the property conveyed to James H. Cates and wife, by deed from E. U. Buchi and wife, of record in Book 3612, page 29, in the Register's Office for said county; thence with the Southwesterly line of said Cates' property North 36° West 829.4 feet to the center of Harpeth River; thence with the center of said River South 45° 30' West 151.5 feet; thence South 36° East 808.3 feet to the Northwesterly margin of Highway 100; thence with said Highway North 53° 30' East 150 feet to the beginning, containing 2.82 acres, more or less.

WHEREAS, lot number 11 was conveyed but lot number 12 was intended to be conveyed;

WHEREAS, said Warranty Deed included the wrong Map and Parcel number, "156-00-0-014.04."

WHEREAS, the Map and Parcel number should have read: 156-00-014.05.

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Grace Thompson AKA Grace Rutledge Thompson, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ezekiel D. Pirtle and Amber R. Watson, husband and wife**, hereinafter referred to as Grantee, their heirs, successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Number 12 of Section 2 of the Plan of Harpeth Heights, not of record, and an unnumbered tract immediately in the rear of same, described together as follows:

BEGINNING on the Northwesterly margin of Highway 100 at a point South 53 degrees 30' West 150 feet from the Southwest corner of the property conveyed to James H. Cates and wife, by deed from E.U. Buchi and wife, of record in Book 3612, Page 29, Register's Office for said county; thence North 36 degrees West 808.3 feet to the center of Harpeth River; thence with the center of said River South 45 degrees 30' West 151.5 feet; thence South 36 degrees East 787.2 feet to the Northwesterly margin of Highway 100; thence with said Highway north 53 degrees 30' East 150 feet to the beginning, containing 2.75 acres, more or less.

Being the same property conveyed to Grace Thompson, by Quit Claim Deed from Rudie Jean Hood, an unmarried widow, Marlin C. Hood predeceased Rudie Jean Hood, Rudie Jean Hood is also known as Jean Ellingson Hood, who own a fifty percent (50%), one-half (1/2) undivided interest, of record in Instrument No. 20040430-0049362, in the Register's Office of Davidson County, Tennessee, dated April 29, 2004 and recorded on April 30, 2004. Grace Thompson AKA Grace Rutledge Thompson being one and the same.

Being a part of the property conveyed to Grace Rutledge Thompson, by Quit Claim Deed from David Harold Thompson, of record in Book 8191, Page 679, in the Register's Office of Davidson County, Tennessee, dated September 04, 1990 and recorded on September 07, 1990.

Being the same property conveyed to Marlin C. Hood and wife, Rudie Jean Hood and David Harold Thompson and wife, Grace Thompson, by Warranty Deed from Alvin W. Terrell and Son, Inc., of record in Book 3888, Page 667, in the Register's Office of Davidson County, Tennessee, dated May 06, 1965 and recorded on May 07, 1965. The said Marlin C. Hood died on August 23, 1979, leaving Rudie Jean Hood as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3762, Page 123.
Easement for Public Utilities, recorded in Book 11744, Page 708.

Title to that portion of the land lying below the ordinary low water mark of Harpeth River.

Easement for the flow of the waters of Harpeth River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River,

free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Harpeth River.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 0 US 100 Nashville TN 37221

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. **20230816-0063792**, Register's Office for Davidson County.

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 22 day of August, 2023.

GRANTOR:

Grace Thompson

Grace Thompson AKA Grace Rutledge Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Grace Thompson aka Grace Rutledge Thompson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of August, 2023.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires

GRANTEE:

Ezekiel D. Pirtle

Amber R. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ezekiel D. Pirtle and Amber R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 22 day of August, 2023.

Notary Public

My Commission expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024