Karen Johnson
Batch # 1136556
05/20/2024 09:42:58 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20240520-0037092

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Dickson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Subscribed and sworn to before me, this 17
day of May, **2024.**

Notary Public
My commission expires: 2-23-2028

17-NSH23-07034

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher McPhilamy and Jennifer E. McPhilamy 8561 Cub Creek Road Nashville, TN 37209-6006	New Owner	077-00-0-059.00

WARRANTY DEED OF CORRECTION

(Regarding Warranty Deed of record in Instrument No. 20240126-0005627, R.O.D.C., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in Instrument No. 20240126-0005627, Register's Office for Davidson County, Tennessee, Grantor herein conveyed to Grantee herein land in Davidson County, Tennessee as further described in said Warranty Deed to which reference is hereby made for a more complete description;

WHEREAS, Grantor and Grantee have acquired a survey and are in agreement that the legal description shown in said Warranty Deed needs to be corrected;

NOW, THEREFORE, for the purpose of making said correction, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry L. Edwards, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Christopher McPhilamy and Jennifer E. McPhilamy, husband and wife**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE HILLMAN GEORGE SNYDER, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201906250061505-R.O.D.C., TN. AND THE JOHN S. BEESON PROPERTY AS OF RECORD IN INSTRUMENT NO. 202312180097524-R.O.D.C., TN. BOUNDED ON THE EAST BY THE HANS J. VORBUSCH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201204100030574-R.O.D.C., TN. AND THE WILLIAM T. CHAPMAN, IV, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201202020009389-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE DAVID LEE SNYDER, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 201708230086617-R.O.D.C., TN. BOUNDED ON THE WEST BY THE JANET & CHRISTOPHER FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202101070003590-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID POINT BEING THE NORTHEAST CORNER OF THE JANET & CHRISTOPHER FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202101070003590-R.O.D.C., TN, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE HILLMAN GEORGE SNYDER, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201906250061505-R.O.D.C., TN SOUTH 63 DEGREES 34 MINUTES 23 SECONDS EAST 31.78' TO A POINT;

THENCE, SOUTH 85 DEGREES 17 MINUTES 47 SECONDS EAST 31.40' TO A POINT;

THENCE, SOUTH 88 DEGREES 23 MINUTES 21 SECONDS EAST 37.32' TO A POINT;

THENCE, SOUTH 64 DEGREES 14 MINUTES 10 SECONDS EAST 1484.52' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE HANS J. VORBUSCH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201204100030574-R.O.D.C., TN SOUTH 80 DEGREES 20 MINUTES 29 SECONDS WEST 292.94' TO A 24"TREE;

THENCE, SOUTH 23 DEGREES 47 MINUTES 16 SECONDS WEST 463.58' TO A 18"TREE;

THENCE, SOUTH 06 DEGREES 36 MINUTES 47 SECONDS EAST 57.23' TO A 24"TREE;

THENCE, SOUTH 18 DEGREES 49 MINUTES 15 SECONDS EAST 75.12' TO A DOUBLE 18"TREE;

THENCE, SOUTH 40 DEGREES 48 MINUTES 45 SECONDS EAST 477.39' TO A 36"OAK;

THENCE, SOUTH 37 DEGREES 09 MINUTES 20 SECONDS WEST 535.91' TO A 12"TREE;

THENCE, SOUTH 58 DEGREES 29 MINUTES 44 SECONDS WEST 189.89' TO A 15"TREE;

THENCE, SOUTH 54 DEGREES 37 MINUTES 40 SECONDS WEST 106.58' TO A 24"TREE;

THENCE, SOUTH 29 DEGREES 56 MINUTES 43 SECONDS WEST 202.42' TO A 36"STUMP;

THENCE, SOUTH 41 DEGREES 22 MINUTES 15 SECONDS WEST 150.86' TO A 30"STUMP;
THENCE, SOUTH 46 DEGREES 41 MINUTES 48 SECONDS WEST 74.48' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DAVID LEE SNYDER, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 201708230086617-R.O.D.C., TN NORTH 75 DEGREES 12 MINUTES 30 SECONDS WEST 528.63' TO AN IRON PIN FOUND;

THENCE, NORTH 09 DEGREES 20 MINUTES 06 SECONDS WEST 452.22' TO AN IRON PIN FOUND;

THENCE, NORTH 55 DEGREES 05 MINUTES 00 SECONDS WEST 574.09' TO AN IRON PIN FOUND;

THENCE, SOUTH 62 DEGREES 03 MINUTES 05 SECONDS WEST 20.24' TO AN IRON PIN FOUND;

THENCE, NORTH 09 DEGREES 12 MINUTES 37 SECONDS EAST 284.78' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE JANET & CHRISTOPHER FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 202101070003590-R.O.D.C., TN GENERALLY FOLLOWING AN OLD ANCIENT FENCE, NORTH 36 DEGREES 52 MINUTES 53 SECONDS EAST 278.32' TO AN IRON PIN SET;

THENCE, NORTH 29 DEGREES 39 MINUTES 24 SECONDS EAST 261.08' TO AN IRON PIN SET;

THENCE, NORTH 42 DEGREES 23 MINUTES 23 SECONDS EAST 256.38' TO AN IRON PIN SET;

THENCE, NORTH 24 DEGREES 42 MINUTES 08 SECONDS EAST 236.71' TO AN IRON PIN SET;

THENCE, NORTH 03 DEGREES 01 MINUTES 52 SECONDS WEST 281.84' TO AN IRON PIN SET;

THENCE, NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST 236.60' TO THE POINT OF BEGINNING.

CONTAINING, 2,864,819 SQUARE FEET OR 65.76 ACRES, MORE OR LESS. ACCORDING TO SURVEY DATED 3/28/2024, PREPARED BY BRIAN A. MCCAIN, RLS #2256.

Together with an easement being a 13-foot strip of land on the north side of the first drain north of the Cullum line running from the center of Cub Creek to the Cub Creek Road, this strip of land to be used for no other purpose. Which lies south and west of the following described line:

Beginning at the intersection of the center of said 13-foot strip and the center of Cub Creek; thence with the center of said 13-foot strip, and continuing with the driveway leading therefrom, as said driveway was located on September 1, 1981, eastwardly 125 feet, more or less, to an iron pin; thence along a new straight line east-southeastwardly, passing the center of the only well located on said 100 acre tract on September 1, 1981, (said well is located 63 feet, more or less, north of a utility pole on September 1, 1981) to an easterly line of said 100 acre tract.

James Robert Edwards, Sr., joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8561 Cub Creek Road, Nashville, TN 37209-6006.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 17 day of May, 2024.

Sherry L. Edwards

James Robert Edwards, Sr.

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sherry L. Edwards ~~and James Robert Edwards, Sr.~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2024.

Notary Public

My commission expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

James Robert Edwards, Sr.'s signature has been omitted from this document as he has since died on May 15, 2024.

Grantees hereby join in the execution of this Warranty Deed of Correction for the purpose of signifying their approval of this corrective deed.

Witness our hands this 9 day of May, 2024.

Christopher McPhilamy

Jennifer E. McPhilamy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher McPhilamy and Jennifer E. McPhilamy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9TH day of MAY, 2024.

Notary Public

My Commission expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY