E-FILED
6/21/2024 3:00 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

Karen Johnson Davidson County
Batch # 1149929 ORDER
06/24/2024 03:50:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240624-0047034

VICKI SUE HAREN Plaintiff, vs MILES BIGGS AND RACHEL BIGGS F/K/A RACHEL WHITE Defendants,	)	Case No. 23-1551-I

AGREED ORDER FOR REFORMATION OF DEED

This matter coming before the Court on an agreed order of Vicki Sue Haren ("Plaintiff"), and Miles Biggs and Rachel Biggs f/k/a Rachel White ("Defendants"), to reform the deed for the property located at 1112 North 14th Street, Nashville, TN 37206 (the "Property"), due to a mutual mistake in the legal description, the Court finds as follows:

1. On or about May 2023, the Plaintiff and Defendants entered into a contract for the sale of the Property. The legal description contained in the deed for the Property, did not correctly reflect the Plat or tax records. The controlling document here is the Plat. The deed did not account for 105.5 feet in the dimensions of the Property. This mistake was not discovered until after the closing.
2. The Plaintiff and Defendants agree and stipulate that it was their mutual intent for the deed to contain the correct legal description as set forth in "Exhibit A" attached hereto. The parties agree that Exhibit A accurately reflects the boundaries of the Property that were intended to be conveyed.
3. The Court hereby finds that there was a mutual mistake in the drafting of the original deed's legal description. The Court further finds that the legal description contained in

Exhibit A reflects the true intent of the Plaintiff and Defendants.

IT IS THEREFORE ORDERED that the Register of Deeds shall record this Agreed Order in the land records. Upon recording, the legal description contained in Exhibit A shall reform and supersede the legal description in the original deed for the Property.

IT IS FURTHER ORDERED that the reformed deed containing Exhibit A shall relate back to the date of the original deed and shall be binding upon the parties and their successors and assigns.

Any remaining court costs are hereby Taxed to Plaintiff. PHM

~~ENTERED THIS _____ DAY OF MAY, 2024.~~ PHM

s/ Patricia Head Moskal
Judge Patricia Moskal

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 24 DAY OF June 2024
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY.

APPROVED FOR ENTRY BY:

/s/ Jonathan Faught

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/s/ Nickolas Schulenberg, signed with permission

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EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 265.5 feet running along the Northerly 50 feet of Lot No, 5 on the Plan of Greenway dated September 22, 1916, as of record in Book 421, Page 110, said Register's Office for Davidson County, Tennessee. Said part of Lot No. 5 fronts 50 feet on the Westerly side of 14th street, and runs back between parallel lines 265.5 feet to a dead line.