Karen Johnson Davidson County
Batch# 1241984 DEEDQC
02/27/2025 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250227-0014808

Instrument Prepared by:
H. Brent Patrick, Esq.
SMITH, CASHION, & ORR, PLC
3100 West End Avenue, Suite 800
Nashville, Tennessee 37203
(615) 742-8555

CORRECTION QUITCLAIM DEED
For Quitclaim Deed of Record In Instrument Number 20110908-0069784

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
Oakley Enterprises, G.P.	Oakley Enterprises, G.P.	Map 94-12, Parcel 68
2509 Lebanon Road	2509 Lebanon Road	**Parcel ID No.**
Nashville, Tennessee 37214	Nashville, Tennessee 37214	094 12 0 068.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE

BARRY NEAL OAKLEY AND KATHERYN OAKLEY JARRELL, AS CO-TRUSTEES OF THE BILLY NEAL OAKLEY CREDIT SHELTER TRUST, GENERAL PARTNER OF OAKLEY ENTERPRISES, FLP F/K/A OAKLEY ENTERPRISES, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OAKLEY ENTERPRISES G.P., A TENNESSEE GENERAL PARTNERSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

> Being Lot No. 24, Clovernook Subdivision, as of record in Book 2900, Pages 51 and 52, in the Register's Office for Davidson County, Tennessee, and the John K. Bernal and wife, Della M. Bernal property according to a survey by Gary Cummings, Surveyor, dated January 14, 1985, and described as follows:
>
> Beginning at a concrete monument in the east margin of Clovernook Drive the same being the common southwestern corner of Lots No. 23 and No. 24; thence leaving Clovernook N 40 degrees 00 minutes 00 seconds E 371.30 feet to an iron pin in the southwest line of Lot No. 7; thence with

said line S 75 degrees 51 minutes 21 seconds E 124.70 feet to an iron pin; thence S 30 degrees 04 minutes 09 seconds E 179.05 feet to an iron pin in the northwest margin of Lebanon Road (U.S. Highway 70); thence with said Road S 50 degrees 20 minutes 00 seconds W 274.05 feet to an iron pin; thence N 45 degrees 05 minutes 00 seconds W 20.00 feet to an iron pin; thence S 44 degrees 55 minutes 00 seconds W 73.99 feet to an iron pin; thence around a curve having a radius of 25.22 feet, a distance or length of 37.45 feet to an iron pin in the east margin of Clovernook Drive; thence with said Drive N 50 degrees 00 minutes 00 seconds W 180.00 feet to the point of beginning and containing 2.238 acres more or less.

Being the same property conveyed to Nola Jane Oakley, individually, by Co-Trustees' Quitclaim Deed dated February 12, 2001, from the Co-Trustees of the Oakley Family Living Trust of record as Instrument No. 20010228-018603 in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Oakley Enterprises, L.P. by Quitclaim Deed Nola Jane Oakley, dated February 28, 2001, of record as Instrument No. 20010302-0019686 in the office of the Register of Deeds for Davidson County, Tennessee.

Parcel 48 is more commonly known as Lot 24, Clovernook Drive, Nashville, Tennessee. Parcel 67 is more commonly known as 1800 Lebanon Pike Nashville, Tennessee 3 7214. Parcel 68 is more commonly known as 1732 Lebanon Pike, Nashville, Tennessee 37214.

Whenever 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 24th day of February, 2025.

Barry Neal Oakley, Co-Trustee of the Billy Neal Oakley Credit Shelter Trust,
General Partner of Oakley Enterprises FLP f/k/a Oakley Enterprises, LP

Katheryn Oakley Jarrell, Co-Trustee of the Billy Neal Oakley Credit Shelter Trust, General Partner of Oakley Enterprises FLP f/k/a Oakley Enterprises, LP

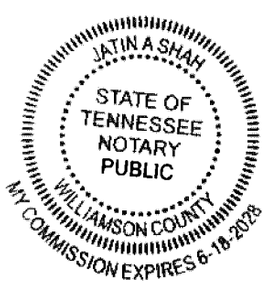
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barry Neal Oakley and Katherynn Oakley Jarrell, Co-Trustees of the Billy Neal Oakley Credit Shelter Trust, General Partner of Oakley Enterprises, FLP f/k/a Oakley Enterprises, LP, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Co-Trustees of the Billy Neal Oakley Credit Shelter Trust General Partner of Oakley Enterprises, FLP f/k/a Oakley Enterprises, LP and that he/she/they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2025.

Notary Public Jatin Shah

My Commission Expires:
6-18-2028



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREAT FOR THIS TRANSFER IS $10.00.

Carmen Cooks

AFFIANT

SUBSCRIBED AND SWORN before me this the 24TH day of February, 2025.

Notary Public

My Commission Expires:
6-18-28

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 24, 2025.

Affiant Signature

27th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

