Karen Johnson Davidson County
Batch# 1249514 DEEDWARR
03/24/2025 12:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250324-0021872

ADDRESS NEW OWNER
March Egerton
P.O. Box 160730,
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
05108000900
05108001200

This instrument prepared by: Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

DEED OF CORRECTION

This Deed of Correction was made and entered into on this 24th day of March 2025 by and between Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, party of the first part, and March Egerton, party of the second part;

WHEREAS, on February 5, 2025, by Warranty Deed recorded in Instrument No. 20250212-0010675, Register's Office of Davidson County, Tennessee, Madison Suburban Utility District of Davidson County, Tennessee executed a Warranty Deed to convey any and all interest previously conveyed upon itself to March Egerton.

WHEREAS, said Warranty Deed is not correct, because the legal description of the real property was incorrectly described.

WHEREAS, the parties desire to correct the aforesaid Deed.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the party of the second part to the party of the first part, **Madison Suburban Utility District of Davidson County, Tennessee,** a Tennessee Public Benefit Corporation, does hereby grant, sell, transfer and convey any and all of its interest unto March Egerton, in the following described real property located in Davidson County, Tennessee:

Tract I [05108000900]

Legal description of a parcel located in the 19th Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to an iron pin set (IPS); thence leaving Gallatin Pike and with the south line of Madison Square Shopping

Center for the following eight (8) calls; N 69 16' 37" W 21.94 feet to an IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to an IPS; thence paralleling the north face of the building while being one foot plus or minus from the actual face of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 08' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35'31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPS; thence leaving N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farrus property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with north margin of West Webster Street for two calls; S 60 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning.

Less and except the following:

Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to The Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, by deed from Mary B. Crossman, a single woman, of record in Instrument No. 20170630-0066252.

This property is commonly known as 936 Gallatin Pike, Madison, TN 37115.

Tract II [05108001200]

Beginning at a point in the south margin of Webster Street, at the corner of Lots 3 and 4; thence along the west line of lots 1,2,and 3 and along the east line of Lot 4, southerly 150 feet to a point; thence westerly 100 feet to the center of Lots 5 and 6; thence with the line between said lots, northerly 150 feet to the south margin of Webster Street; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property acquired by the Madison Suburban Utility District by Order entered August 24, 2012 in Davidson County Circuit Court, Case No. 12C-2041, and filed on September 19, 2012 in Instrument No. 20120919-0084996, Register's Office for Davidson County, Tennessee.

AND

A tract of land in the 11th Civil District of Davidson County, Tennessee, being all of Lot No. 6 through 11, part of Lot Nos. 12 and 13 and part of Douglas Avenue Closed, all as shown on the Plan of L.M. Ezell's 38 Home Tract, not of record, described according to a survey of Barry Greer & Associates, Land Surveyor, dated August 25, 1980, as follows:

Beginning at a point in the southern right-of-way of West Webster Street, said point being North 60 deg. 58 min. 39 sec. West, 250.00 feet, as measured along said right-of-way, from its intersection with the western right-of-way of Gallatin Pike, and proceeding as follows: leaving West Webster Street, South 29 deg. 00 min. 00 sec. West 150.00 feet to an iron pin in the southern line of U-Haul Park Plaza, as of record in Book 5210, Page 038, Register's Office for Davidson County, Tennessee, thence with U-Haul Park Plaza North 60 deg. 58 min. 39 sec. West, 391.98 feet to an iron pin in the center of Gibson Creek; then with the center of said creek, North 59 deg. 52 min. 29 sec. East 174.72 feet to an iron pin in the said right-of-way of West Webster Street, thence, with said right-of-way, South 60 deg. 58 min. 39 sec. East, 302.32 feet to the beginning and containing 52,072 square feet, more or less.

Being the same property conveyed to Madison Suburban Utility District of Davidson County, Tennessee, by deed from Madison Utility District of Davidson County, Tennessee, of record in Instrument No. 20210301-0025885.

This property is commonly known as 108 West Webster Street, Madison, TN 37115.

Map and Parcel Number: **05108000900**
05108001200

WITNESS our hands this 20th day of March, 2025.

Party of the First Part:

Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation

Cynthia H. Ellis, Gen. Mgr.
By: Cynthia H. Ellis, as General Manager for MSUD

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Cynthia H. Ellis, General Manager for Madison Suburban Utility District of Davidson County, TN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **General Manager for Madison Suburban Utility District of Davidson County, TN,** and as such **General Manager** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Madison Suburban Utility District of Davidson County, TN,** the within named bargainor, and that as such **General Manager,** executed the foregoing instrument for the purpose therein contained, by signing the name **Cynthia H. Ellis as General Manager.**

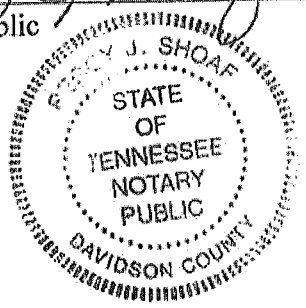
WITNESS my hand and official seal at Nashville, Tennessee, this 20th **day of March, 2025.**

MY COMMISSION EXPIRES
SEPTEMBER 7, 2026

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 7, 2026



Parties of the Second Part:

March Egerton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of March, in the year 2025, before me the undersigned, personally appeared March Egerton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 24th day of March 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 March 24, 2025.

AFFIANT SIGNATURE

3.24.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

