Karen Johnson Davidson County
Batch # 1257668 DEEDQC
04/11/2025 08:03:13 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250411-0026907

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (DL 64001)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cindy Lockhart 8487 Russell Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 095080133CO

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order **to correct the legal description for this tax parcel**, the undersigned **Cindy Lockhart**, a single person, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Cindy Lockhart,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Woodberry Park of record in Book 2133, pages 117, 118, and 119, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Charles S. Brown and wife, Opal B. Brown by Warranty Deed from A & C Homes, Inc. dated March 23, 1955, of record in Book 2392, page 507, Register's Office for Davidson County, Tennessee. The property was then conveyed from Charles S. Brown and wife, Opal B. Brown, to David G. Pierce by Warranty Deed dated May 17, 2001, and recorded in Inst. No. 20010529-0055233, said Register's Office. The property was subsequently conveyed to Cindy Lockhart by Warranty Deed from David G. Pierce, unmarried, dated November 29, 2018, and recorded on November 30, 2018, of record in Inst. No. 20181130-0117163, Register's Office for Davidson County, Tennessee.

The following property was added to Tax Parcel 095080133CO in 1971 without an application to combine parcels or a deed of record in the Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, referred to as "TRACT NO. 2" in the most recent deed of record recorded July 20, 1971:

A tract of land lying and being in the 3rd Civil District of Davison County, Tennessee and described according to an unrecorded survey made by cummings and Cummings, Surveyors and Consultants, June 19 1971 as follows to wit:

Beginning at the common rear corner of Lots No. 33 and 34 on the Plan of Woodberry Park, as of record n Book 2133, pages 117, 118, and 119, Register's Office for said County; thence north 34 degrees 44 minutes 18 seconds west 125.07 feet to an iron pin; thence south 55 degrees, 44 minutes 13 seconds west 160.00 feet to an iron pin; thence south 34 degrees 44 minutes 33 seconds east 125.04 feet to an iron pin; thence north 55 degrees 45 minutes east 160.00 feet to the point of beginning and containing 0.46 acres, more or less.

Being part of the same property conveyed to Charles S. Brown and wife, Opal B. Brown, by Warranty Deed from Adelaide Niederhauser, dated July 19, 1971, of record in Book 4521, page 738, Register's Office for Davidson County, Tennessee, which was at that time part of Map 95-08, Parcel 128 in the records of the Assessor for Metropolitan Nashville and Davidson County, Tennessee. Assessor's Office records indicate that in 1971 the described Tract No. 2 was added to Map and Parcel 095080133CO, formerly consisting of only Lot 33, without an application to combine parcels and without a deed from Charles S. Brown and wife, Opal B. Brown to subsequent owners in the chain of title for said Lot 33. Taxes for what was formerly part of Map 95-08, Parcel 128, "Tract No. 2" have been paid in the tax payments made for Map and Parcel 095080133CO since 1971.

This is improved property known as: 2548 Hibbitts Road, Nashville, TN 37214

WITNESS THE EXECUTION HEREOF on April 9th, 2025.

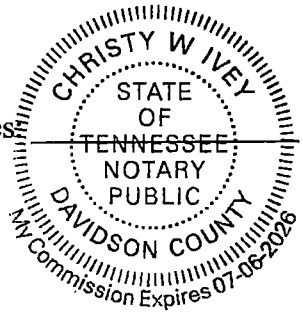
Cindy Lockhart

Cindy Lockhart

See Attached
Exhibits A and B

State of Tennessee
County of Davidson

On April 9th, 2025, before me the undersigned authority, personally appeared **Cindy Lockhart** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary Public

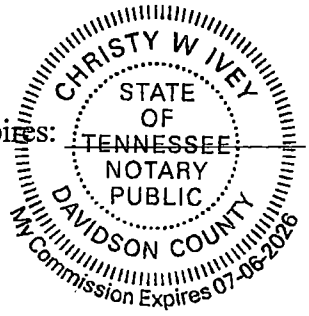
State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Cindy Lockhart
Affiant

Sworn and subscribed before me on April 9th, 2025.

My Commission Expires: 

Notary Public

Exhibit A

Prepared by:
Ivey Title LLC
104 Woodmont Boulevard
Woodmont Centre Suite 100
Nashville, Tennessee 37205

AFFIDAVIT OF POSSESSION

RE: Map and Parcel: 09508013300
2548 Hibbitts Road, Nashville, TN 37214

The undersigned, Cindy Lockhart, hereby states and affirms the following:

1. The above-referenced property was purchased by Cindy Lockhart from David Pierce in 2018.
2. David Pierce marketed the property to be sold including the property to the rear of Lot 33.
3. I have enjoyed quiet possession of the property during my term of ownership subject only to the rights of tenants with whom I have a valid rental agreement.
4. No party has questioned my ownership of any part of the tax parcel.
5. I am not aware of a boundary dispute or claim of ownership by any third party as to any part of the property included in tax map and parcel number 09508013300.

Witness my hand this 9th day of April 2025.

Cindy Lockhart

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 9th day of April, 2025.

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee
County of Davidson

On April 9th, 2025, before me the undersigned authority, personally appeared **Cindy Lockhart** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Exhibit B

Prepared by:
Ivey Title LLC, 104 Woodmont Blvd., Ste 100
Nashville, Tennessee 37205

AFFIDAVIT REGARDING TAX PARCEL STATUS

RE: Map and Parcel: 09508013300
2548 Hibbitts Road, Nashville, TN 37214

The undersigned, Gregory Polzin, hereby states and affirms the following:

1. The property described as "Tract No. 2" in a deed of record in Book 4521, page 738, Register's Office for Davidson County, Tennessee is now a part of Map and Parcel 09508013300 per Josh in the Metropolitan Nashville Assessor's mapping department on April 8, 2025 (615-862-7175).
2. Josh confirmed that Tract No. 2 was added to Map and Parcel 09508013300 in 1971 based on the deed which added Tract No. 3 to a Lot adjacent to Lot 33 of Woodberry Park, said deed being of record in Book 4524, page 569, said Register's Office.
3. Property contained in Map and Parcel 09508013300 is comprised of property known as "Tract No 2" (last known deed of record in Book 4521, page 738, RODCT to Brown) and Lot 33 on the Plan of Woodberry Park of record in Book 2133, pages 117, 118 and 199, Register's Office for Davidson County, Tennessee.
4. The owner of Lot 33 has paid property taxes on both Lot 33 and Tract No. 2 since 1971, said properties having been combined into 09508013300 in that year.

Witness my hand this 8TH day of April 2025.

Gregory Polzin

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 8th day of April, 2025.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

On April 8th, 2025, before me the undersigned authority, personally appeared **Gregory Polzin** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

My Commission Expires: