This instrument was prepared by:
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MAP: 39
PARCEL: 54 & 61

Karen Johnson Davidson County
Batch # 1294524 DEEDWARRSP
07/08/2025 09:48:37 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250708-0053467

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a deed of record in Instrument number 20230322-0020857, Register's Office for Davidson County, Tennessee, RICHARD MORGAN MASTERS A/K/A RICKIE M. MASTERS, a single person, ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee to ROBERT D. BOBEL and wife, DEBORAH G. BOBEL ("Grantees"); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed, BY INCLUDING BUT NOT EXCLUDING WALLER ROAD AND ITS RIGHT-OF-WAY, which was therein described as follows:

SEE EXHIBIT "A"
FOR INCORRECT
DESCRIPTION

WHEREAS, the Grantees have requested the Grantor to correct said errors, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Richard Morgan Masters, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do transfer and convey unto the said Grantees, Robert D. Bobel and Wife, Deborah G. Bobel , their heirs and assigns, a certain parcel of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT "B"
FOR CORRECTED
DESCRIPTION

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estates, title and interest thereto belonging to said Grantees, their heirs, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument Number 20230322-0020857, Register's Office for Davidson County, Tennessee, and said instrument is accordingly incorporated herein by reference.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on the 3rd day of July, 2025.

Richard Morgan Masters
RICHARD MORGAN MASTERS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICHARD MORGAN MASTERS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 3rd day of July, 2025.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Robert D. Bobel
ROBERT D. BOBEL, GRANTEE

Deborah G. Bobel
DEBORAH G. BOBEL, GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT D. BOBEL** and **DEBORAH G. BOBEL**, 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 at Joelton, Tennessee, this 3rd day of July, 2025.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

Located in the 14th Civil District of said County and State and a part of a 25 acre tract located west of the old Dry Fork Road on Waller Road, being about 800 feet west of State Highway 112.

Beginning at a point South of the Waller Road and in the center of a Branch a corner to Harold Cantrell and the southwest corner of branch South 85° East 165 feet; thence South 85° East 12.8 feet; thence North 60° East 125 feet; thence North 22° West 1440 feet; thence North 61° 30' West 35 feet; thence South 14° West 184.1 feet; thence South 38° West 206.3 feet; thence South 18° 45' East 828.6 feet to an iron pin; thence South 18° 45' East 300 feet to the point of beginning, containing 10.15 acres, according to a survey of C.J. Carney dated February 7, 1959, and being a part of the same land conveyed by deed from Charles Thomas Moses to Sarah Ulrich as is of record in Book 954, Page 326, R.O.D.C. Tenn.

Being the same property conveyed to George M. Masters (now deceased) and wife, Agnes Masters from Sarah Ulrich and husband H. D. Ulrich, by deed of record in Book 2883, Page 193, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance is certain real property described as follows, to-wit:

Beginning at a point in the center of a creek, said point of beginning being the Southwest corner of the herein described tract and being the Southeast corner of the Eugene Bowers property of record in Deed Book 2883, Page 195, R.O.D.C., Tn; Thence with Bowers' line the following two calls: North 24 degrees 46 minutes 12 seconds West 351.55 feet to a point; thence South 65 degrees 13 minutes 48 seconds West 150.00 feet to a point; thence leaving Bowers' original Northwest corner North 24 degrees 46 minutes 12 seconds West 39.00 feet to a point; thence severing the Masters' property North 65 degrees 13 minutes 48 seconds East 197.09 feet to a point; thence South 29 degrees 01 minutes 52 seconds East 401.03 feet to a point in the center of a creek; thence with the center of the creek South 72 degrees 11 minutes 00 seconds West 77.46 feet to the point of beginning, containing 0.70 acres more or less.
Being the same property conveyed to George M. Masters (now deceased) and wife, Agnes Masters from Sarah Ulrich and husband H.D. Ulrich, by deed of record in Book 2883, Page 193, Register's Office for Davidson County, Tennessee, and then conveyed by Agnes Masters to Eugene Bowers and wife, Jackie Bowers by deed of record in Book 9339, Page 742, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

The following paragraph describes a tract of land in the 14th Civil District of Davidson County, Tennessee, said tract being that property, which was conveyed to Robert D. Bobel and Deborah Gail Bobel, by Richard Morgan Masters, a/k/a Rickie M. Masters, in a Deed of record which is recorded in Instrument Number (I.N.) 20230322-0020857, Register's Office for Davidson County, Tennessee, (RODCT).

Appears on attached Plat Map as Tract 2

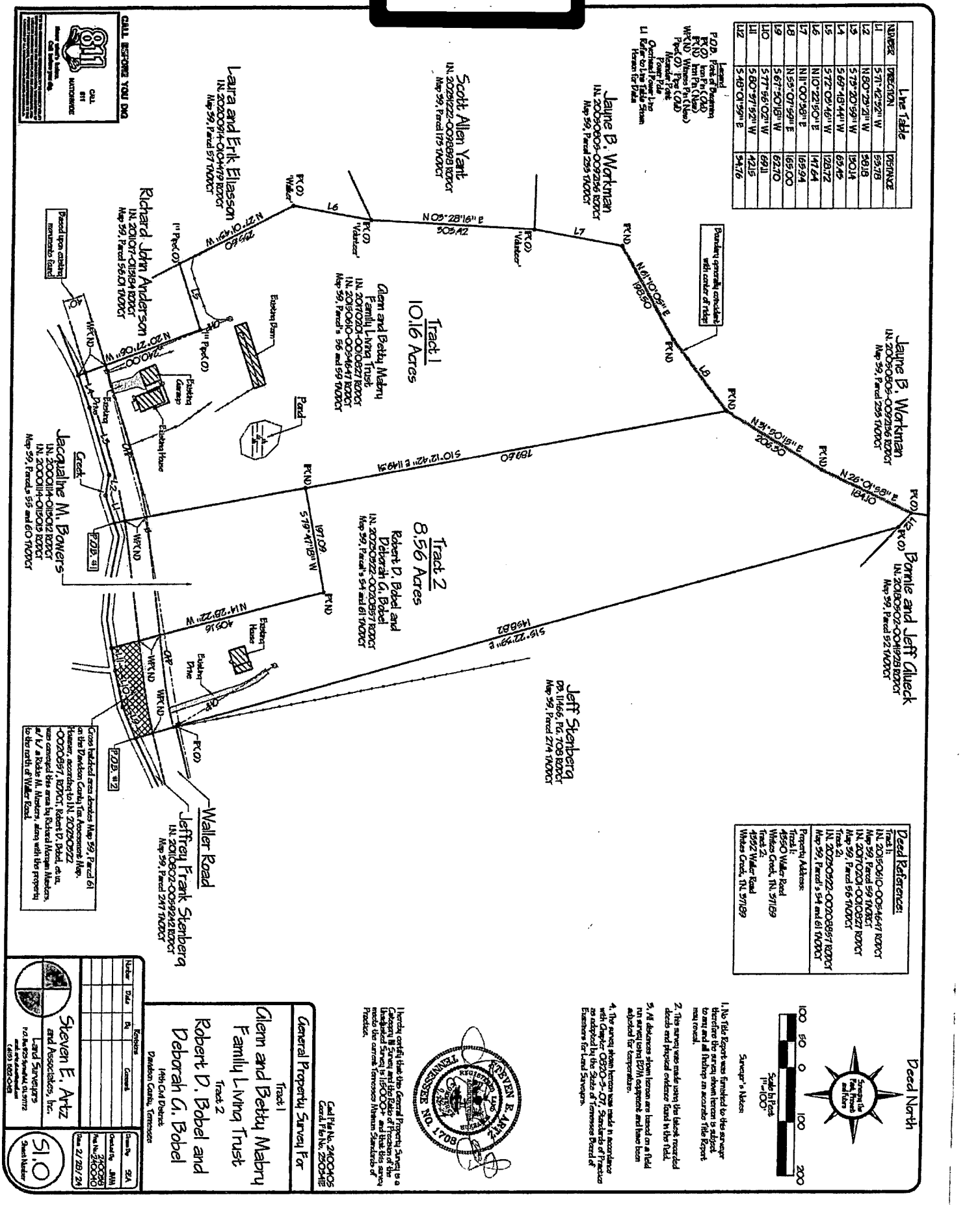
BEGINNING at a point in the center of a creek, the southwest corner of a tract of land which belongs to Jeffrey Frank Stenberg, having a deed reference in I.N. 20110802-0059242, RODCT, the southeast corner of this tract and continuing generally with the center of said creek, as follows:
S 67°30′18" W, 62.70 feet;
thence, S 77°56′ 02" W, 69.11 feet;
thence, S 80°37′52" W, 42.15 feet to a point in the center of said creek, the southeast corner of a tract of land which belongs to Jacqualine M. Bowers, having deed references in I.N. 20001114-0113012 and I.N. 20001114-0113013, RODCT;
thence leaving said creek and continuing with the boundary of said tract of land which belongs to Jacqualine M. Bowers, as follows:
N 14°28′22" W, passing a witness pin (new) in the southerly margin of Waller Road, and continuing on passing a witness pin (new) in the northerly margin of said road, and continuing on in all, 405.16 feet to an iron pin (new);
thence, S 79°47′18" W, 197.09 feet to an iron pin (new), a corner of said tract of land which belongs to Jacqualine M. Bowers, in the easterly boundary of a tract of land which belongs to the Glenn and Betty Mabry Family living trust, having deed references in I.N.20170201-0010827 and I.N. 20150610-0054647, RODCT;
thence, N 10°12′ 42" W, 789.60 feet to an iron pin (new), in the center of a ridge, a common corner of said tract of land which belongs to the Glenn and Betty Mabry Family living Trust, and a tract of land which belongs to Jayne B. Workman, having a deed reference in I.N. 20050805-0092136, RODCT;
thence with the boundary of said tract of land which belongs to Jayne B. Workman and generally with the center of said ridge, as follows:
N 31°50′15" E, 206.30 feet to an iron pin (new);
thence, N 26°01′58" E, 184.10 feet to an iron pin (old), in the center of said ridge, a common corner of said tract of land which belongs to Jayne B. Workman, and a tract of land which belongs to Bonnie and Jeff Glueck, having a deed reference in I.N. 20180502-0041928, RODCT;
thence, S 48°01′39"E, 34.76 feet to an iron pin (old), a common corner of said tract of land which belongs to Bonnie and Jeff Glueck, and a second tract of land

PAGE 2
EXHIBIT B

which belongs to Jeff Stenberg, having a deed reference in DB. 11466, Page 708, RODCT;
thence, S 15°22′39" E, passing an iron pin (old), in the northerly margin of Waller Road, the southwest corner of said second mentioned tract of land which belongs to Jeff Stenberg, and continuing on crossing said road, passing a witness pin (new) a corner of said first mentioned tract of land which belongs to Jeffrey Frank Stenberg, and continuing on in all, 1458.82 feet, to the point of beginning, containing 8.56 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc.,4800 Highway 431 North, Springfield, Tennessee, 37172, dated February 28, 2024.

The above described tract of land is subject to a portion of the right-of-way of Waller Road, as shown on plat (Exhibit C).

EXHIBIT C


Line Table
NUMBER | DIRECTION | DISTANCE
L1 | S 71°42'52" W | 99.78
L2 | N 80°25'21" W | 98.18
L3 | S 79°20'59" W | 190.14
L4 | S 69°48'44" W | 69.48
L5 | S 72°09'46" W | 128.72
L6 | N 10°22'50" E | 141.64
L7 | N 11°00'58" E | 169.94
L8 | N 59°07'59" E | 169.00
L9 | S 67°50'18" W | 62.70
L10 | S 77°56'02" W | 69.11
L11 | S 80°97'52" W | 42.15
L12 | S 48°01'59" E | 94.76
Legend
P.O.B. Point of Beginning
P.K.(O) Iron Pin (Old)
P.K.(N) Iron Pin (New)
W.F.(N) Wire Fence (New)
Pk.n.(O) Pk Nail (Old)
Monument Line
Overhead Power Line
Power Pole
L1 Refer to Line Table Shown Hereon for Data
Jaune B. Workman
I.N. 20080805-0092356 RODCT
Map 59, Parcel 295 1.40ACRES
Scott Allen Yant
I.N. 20091222-0098898 RODCT
Map 59, Parcel 179 1.40ACRES
Laura and Erik Eliasson
I.N. 20220914-0104419 RODCT
Map 59, Parcel 57 1.40ACRES
Richard John Anderson
I.N. 20110?-0115841 RODCT
Map 59, Parcel 56.01 1.40ACRES
Jacqualine M. Bowers
I.N. 20000114-0180213 RODCT
I.N. 20000114-0180213 RODCT
Map 59, Parcels 55 and 60 1.40ACRES
Tract 1
10.16 Acres
Glenn and Betty Mabry
Family Living Trust
I.N. 20170201-0010827 RODCT
I.N. 20150610-0036471 RODCT
Map 59, Parcel's 56 and 59 1.40ACRES
Tract 2
8.56 Acres
Robert D. Bobel and
Deborah G. Bobel
I.N. 20220922-0100897 RODCT
Map 59, Parcel's 54 and 61 1.40ACRES
Jeff Stenbera
DB. 114.66, PG. 708 RODCT
Map 59, Parcel 274 1.40ACRES
Jeffrey Frank Stenbera
I.N. 20160602-0059242 RODCT
Map 59, Parcel 247 1.40ACRES
Jaune B. Workman
I.N. 20080805-0092356 RODCT
Map 59, Parcel 295 1.40ACRES
Bonnie and Jeff Glueck
I.N. 20180502-0049228 RODCT
Map 59, Parcel 92 1.40ACRES
Waller Road
Creek
Pond
Existing Barn
Existing Garage
Existing House
Existing Drive
Existing Pole
Fence post on existing monument found
Boundary generally coincident with center of ridge
P.K.(O) "Waller"
P.K.(O) "Visitor"
P.K.(N)
P.O.B. #1
P.O.B. #2
N 05°28'16" E 505.42
N 61°10'06" E 198.50
N 31°50'18" E 208.30
N 26°01'58" E 184.10
S 10°12'42" E 1149.34
S 79°47'18" W 197.09
S 18°32'39" E 1496.82
N 14°28'22" W 405.16
N 64°10'12" W 209.62
N 28°27'00" W 240.00
1" Pipe(O)
Deed References:
Tract 1:
I.N. 20150610-0036471 RODCT
Map 59, Parcel 59 1.40ACRES
I.N. 20170201-0010827 RODCT
Map 59, Parcel 56 1.40ACRES
Tract 2:
I.N. 20220922-0100897 RODCT
Map 59, Parcel's 54 and 61 1.40ACRES
Property Address:
Tract 1:
4550 Waller Road
Witten Creek, TN. 37189
Tract 2:
4592 Waller Road
Witten Creek, TN. 37189
Deed North
Surveyor's Notes
1. No Title Report was furnished to the surveyor therefore this survey shown hereon is subject to any and all findings in accurate Title Report may reveal.
2. This survey was made using the deed recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-01, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
Scale in Feet 1"=100'
Cross hatched area denotes Map 59, Parcel 61 on the Davidson County Tax Assessor's Map. However, according to I.N. 20220922-0100897 RODCT Robert D. Bobel, et ux, was conveyed this area by Richard Morgan Masters, et ux, a Ridge N. Masters, along with the property to the north of Waller Road.
I hereby certify that the General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
STEVEN E. ARTZ
REGISTERED
LAND SURVEYOR
STATE OF
TENNESSEE
NO. 1708
General Property Survey For
Tract 1
Glenn and Betty Mabry
Family Living Trust
Tract 2
Robert D. Bobel and
Deborah G. Bobel
14th Civil District
Davidson County, Tennessee
Revisions
Number | Date | By | Comment
Steven E. Artz
and Associates, Inc.
Land Surveyors
Cad File No. 240008
Drawn By: SEA
Job No. 240008
Date: 2/28/24
Sheet Number
S1.0
CALL BEFORE YOU DIG
811
CALL 811 NATIONWIDE