Karen Johnson Davidson County
Batch# 1300058 DEEDWARR
07/21/2025 10:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250721-0057171

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Ronald Charpentier and Willie Charpentier
1014 Buena Vista Drive
Franklin, TN 37069

Map and Parcel
015-00-0-277.00 and 015-00-0-029.00

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Gary Lynn Ealey
Affiant

Subscribed and sworn to before me this 21 day of July, 2025.

William Grones
Notary Public

My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Morgan Road Ventures, LLC, a Tennessee Limited Liability Company** to **Ronald Charpentier and Willie Charpentier**, has previously been executed and put of record in **Instrument No. 20250523-0040829**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Morgan Road Ventures, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald Charpentier and Willie Charpentier**, hereinafter referred to as Grantee, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 015-00-0-277.00 and 015-00-0-029.00, described as follows to-wit:

Tract 1

Beginning at an Iron Pin Set (IPS) on the west Right of Way of Wilkinson Road, at the eastern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, Register's Office Davidson County (R.O.D.C.); thence, leaving Chase and Adams with the west R.O.W. of said road, the following calls: S 09°59'39" E, a distance of 103.31' to a Point; with a curve turning to the right with an arc length of 80.28', with a radius of 2850.00', with a chord bearing of S 09°11'14" E, with a chord length of 80.27' to a Point; S 08°22'50" E, a distance of 78.89' to a Point; with a curve turning to the left with an arc length of 131.47', with a radius of 355.00', with a chord bearing of S 18°59'24" E, with a chord length of 130.72' to a Point; with a compound curve turning to the left with an arc length of 89.75', with a radius of 634.94', with a chord bearing of S 33°38'57" E, with a chord length of 89.68' to a Point; S 37°41'55" E, a distance of 132.08' to a Point; with a curve turning to the right with an arc length of 115.58', with a radius of 15079.58', with a chord bearing of S 37°28'44" E, with a chord length of 115.58' to a Point; S 37°15'32" E, a distance of 201.07' to a point; with a curve turning to the right with an arc length of 249.92', with a radius of 1550.00', with a chord bearing of S 32°33'19" E, with a chord length of 249.65' to a Point; S 27°56'10" E, a distance of 59.81' to a Point; with a curve turning to the left with an arc length of 66.25', with a radius of 2280.00', with a chord bearing of S 28°46'06" E,

with a chord length of 66.24' to an IPS; thence, leaving said road with a new Morgan Road Ventures, LLC severance line, the following calls: S 60°11'07" W, a distance of 1380.10' to an IPS; N 29°12'16" W, passing an IPS at 314.76', a total distance of 593.33' to an IPS; N 90°00'00" W, a distance of 236.41' to a Point in the centerline of a Creek, at the southern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, R.O.D.C.; thence, leaving said severance line with Chase and Adams and the center of said creek, the following calls: N 02°04'41" W, a distance of 66.80' to a Point; N 34°51'29" E, a distance of 71.93' to a Point; N 26°36'19" E, a distance of 319.16' to a Point; N 35°09'19" E, a distance of 289.52' to a Point; N 53°01'19" E, a distance of 162.85' to a Point; N 29°30'19" E, a distance of 163.70' to a Point; N 10°35'19" E, a distance of 178.78' to a Point; N 63°15'19" E, a distance of 67.92' to a Point; S 71°57'41" E, a distance of 136.13' to a Point; N 53°18'19" E, a distance of 246.24' to a Point; thence, leaving said creek and continuing with Chase and Adams, the following calls: N 52°22'53" E, a distance of 174.75' to a Point; S 51°53'16" E, a distance of 5.02' to the Point of Beginning. Containing 36.54 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 13th, 2025.

Also herewith conveyed is a joint driveway easement of record in Instrument No. 202505230040828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

Further being a portion of the same property conveyed to Ronald Charpentier and Willie Charpentier by Warranty Deed from Morgan Road Ventures, LLC, A Tennessee Limited Liability Company of record in Instrument Number 20250523-0040829 in the Registers Office for Davidson County, Tennessee.

Tract 2

Commencing at an Iron Pin Set (IPS) on the west Right of Way of Wilkinson Road, at the eastern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, Register's Office Davidson County (R.O.D.C.); thence, leaving Chase and Adams with the west R.O.W. of said road, the following calls: S 09°59'39" E, a distance of 103.31' to a Point; with a curve turning to the right with an arc length of 80.28', with a radius of 2850.00', with a chord bearing of S 09°11'14" E, with a chord length of 80.27' to a Point; S 08°22'50" E, a distance of 78.89' to a Point; with a curve turning to the left with an arc length of 131.47', with a radius of 355.00', with a chord bearing of S 18°59'24" E, with a chord length of 130.72' to a Point; with a compound curve turning to the left with an arc length of 89.75', with a radius of 634.94', with a chord bearing of S 33°38'57" E, with a chord length of 89.68' to a Point; S 37°41'55" E, a distance of 120.97' to an IPS; S 37°41'55" E, a distance of 11.11' to a Point; with a curve turning to the right with an arc length of 39.36', with a radius of 15079.98', with a chord bearing of S 37°37'26" E, with a chord length of 39.36' to an IPS; with a curve turning to the right with an arc length of 76.22, with a radius of 15079.98', with a chord bearing of S 37°24'15" E, with a chord length of 76.22 to a Point; S 37°15'32" E, a distance of 201.07' to an IPS; with a curve turning to the right with an arc length of 249.92', with a radius of 1550.00', with a chord bearing of S 32°33'19" E, with a chord length of 249.65' to a Point; S 27°56'10" E, a distance of 59.81' to a Point; with a curve turning to the left with an arc length of 16.24', with a radius of 2279.75', with a chord bearing of S 28°08'24" E, with a chord length of 16.24'to an IPS; with a reverse curve turning to the right with an arc length of 50.01', with a radius of 5620.17', with a chord bearing of S 28°58'21" E, with a chord length of 50.01'to an IPS; with a reverse curve turning to the left with an arc length of 8.43', with a radius of 2260.52, with a chord bearing of S 29°42'24" E, with a chord length of 8.43' to a Point; S 29°48'46" E, a distance of 41.57' to the Point of Beginning, at an IPS; thence, continuing with said road, the following calls: S 29°48'46" E, a distance of 147.38' to a Point; with a curve turning to the right with an arc length of 127.78', with a radius of 295.00', with a chord bearing of S 17°24'13" E, with a chord length of 126.79' to a Point; S 04°59'40" E, a distance of 136.82' to a Point; with a curve turning to the right with an arc length of 93.81', with a radius of 500.00', with a chord bearing of S 00°22'50" W, with a chord length of 93.67' to a Point; S 05°45'20" W, a distance of 80.01' to an IPS; thence, leaving said road and with a new Morgan Road Ventures, LLC severance line, the following calls: N 73°59'21" W, a distance of 287.51' to an IPS; N 85°04'23" W, a distance of 234.74' to an IPS; S 55°07'11" W, a distance of 133.04' to a an IPS; S 74°03'53" W, a distance of 143.66' to a an IPS in the center of a 30' Ingress-Egress Easement; thence, with said 30' Easement and continuing with said severance line, N 13°53'50" W, a distance of 185.85' to an IPS; thence, leaving said 30' Easement and continuing with said severance line, N 60°11'07" E, a distance of 792.61' to the Point of Beginning. Containing 5.96 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025.

Also herewith conveyed is a joint driveway easement of record in Instrument No. 202505230040828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

Further being a portion of the same property conveyed to Ronald Charpentier and Willie Charpentier by Warranty Deed from Morgan Road Ventures, LLC, A Tennessee Limited Liability Company of record in Instrument Number 20250523-0040829 in the Registers Office for Davidson County, Tennessee.

This is **unimproved** property known as: **0 Morgan Road, Joelton, Tennessee 37080**.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years.
• Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.

The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 477, Plat 20040927-0115999 and Plat 20070806-0093144, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20040930-0117810 in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20230410-0025660, in the Register's Office for Davidson County, Tennessee.

• Application for Greenbelt Assessment of record in Book 8899, Page 219, Book 8899 Page 220, Instrument Numbers 20230313-001507 and 20230313-0018058, in the Register's Office for Davidson County, Tennessee.
• Possible Lease Agreements of record in Book 9424, Page 431; Book 4868, Page 914 and Instrument No. 20140520-0043470, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the survey prepared by J. Mark Cantrell, TN PLS #1859 of T-Square Engineering, 111 Southeast Pkwy Ct., Franklin, TN 37064, dated May 13, 2025, Project 21-1127.

• Subject to the maintenance requirement in the Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument No. 202505230040828, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 21 day of July, 2025.

GRANTORS:

Witness my/our hand(s) this the 21 DAY OF JULY, 2025.

Morgan Road Ventures, LLC, a Tennessee Limited Liability Company

BY: Gary Lynn Ealey
Lynn Ealey
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN EALEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my/our hand(s) this the 21 DAY OF JULY, 2025.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/21/2025** (date of document).

Affiant Signature

Date **7/21/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **21** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027