Karen Johnson Davidson County
Batch# 1333424 DEEDQC
10/13/2025 01:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251013-0081547

Corrective Quitclaim Deed

JAMIE J. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Consideration paid @ Instrument No.20230526-0039740)

Affiant

Subscribed and sworn to before me, this the 10TH day of October, 2025.

Notary Public

My commission expires: 03/06/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owners as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Remick Moore	New Owner(s)	168-00-0-239.00
9021 Hester Beasley Rd		
Nashville, TN 37211		

This Instrument is being executed and recorded to correct that Quitclaim Deed of record at Instrument Number 20230526-0039740, dated May 25, 2023, recorded on May 26, 2023, Register's Office of Davidson County, Tennessee, which failed to include the existing Ingress-Egress Easement. The description below encompasses the entirety of the property that was intended to be conveyed in that Instrument.

1. Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A,B,D,E,G, and H of the said Lonie Howell Heirs Property, the centerline of which is more particularly described as follows: Beginning at a point on the northerly margin of Hester Beasley Road lying South 63 degrees 30 minutes West a distance of 26.36 feet from an iron rod at the southeast corner of aforesaid Parcel (108.00) and southwest corner of Parcel (242.00) as shown on Map 168-00, belonging to Porter, as evidenced in Instrument 20170606-0056424; thence, crossing said Parcel (108.00) with a curve length of 205.45 feet, a chord bearing of North 14 degrees 00 seconds West, and a chord distance of 195.57 feet to a point, thence; continuing to cross Parcel (108.00), North 17 degrees 00 minutes East a distance of 160.00 feet to a spike at the northeast corner of said Parcel (108.00), said spike being the westernmost corner of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.00)and with the east line of said Parcel (238.00) North 13 degrees 00 minutes East a distance of 226.50 feet to a spike, thence; continuing with said line North 08 degrees 25 minutes East a distance of 175.00 feet to a spike, thence; continuing with said line North 03 degrees 00 minutes East a distance of 109.00 feet to a spike at the northeast corner of said Parcel (238.00), said spike being an interior corner of said Parcel (240.00), and said spike being in the west line of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.000and with the east line of said Parcel (240.00) North 01 degrees 00 minutes West a distance of 200.00 feet to a point at the northwest corner of said Parcel (242.00)said point being an interior corner to said Parcel (240.00), thence; crossing said Parcel (240.00) North 02 degrees 27 minutes East a distance of 133.10 feet to a point in the south line of the property herein described.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HP HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, BY THESE PRESENTS DOES HEREBY QUITCLAIM AND CONVEY UNTO **REMICK MOORE, UNMARRIED**, HIS/HER/THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND:

Land in Davidson County, Tennessee, Tennessee located North of Hester Beasley road, South of Highway 100, and West of Haselton Road, belonging to Johnny Howell, as shown in Instrument 20021030-0132774 in the Registers Office of Davidson County, and being Tract D on the Lonie Howell Heirs Property, as shown on survey by Boyd B Gibbs, dated August 20, 2002, and being more particularly described as follows:

To get to the point of Beginning start at an iron pin on the North margin of Hester Beasley Road, said iron pm being the southwest corner of Parcel (108 00) as shown on Map 168-00, belonging to Roberts, as evidenced in Instrument 20120106-0001704, and said iron pin being the easternmost corner of Parcel (265 00) as shown on Map 168-00, belonging to Franz, as evidenced in Instrument Number 20051206 - 0146570, thence with the east line of Franz North 10 degrees 07 minutes 20 seconds West a total distance of 907 90 feet to an iron pin at the northeast corner of Franz, said iron pin being at the southeast corner of Parcel (088 00) as shown on Map 168-00, belonging to Monroe, as evidenced in Instrument 20031020-0154903, and passing an iron pin at 796 40 feet, at the northwest corner of Roberts, said iron pm being at the southwest corner of Parcel (238 00) as shown on Map 168-00, belonging to Binkley, as evidenced in Instrument 20021030-0132776, thence continuing with the east line of Monroe North 05 degrees 18 minutes 00 seconds East, a total distance of 621 40 feet to an iron pin at the southwest corner of Parcel (239 00) as shown on Map 168-00, belonging to Johnny Howell, as evidenced in Instrument 20021030-0132774, said iron pin being the point of BEGINNING, and having passed an iron pin at 323 56 feet, at the northwest corner of Binkley, and said iron pm being at the southwest corner of Parcel (240 00) as shown on Map 168-00, belonging to Maxedon, as evidenced in Instrument 20060511- 0055213, and said point of BEGINNING being the southwest corner of the property herein described, and said point of BEGINNING being the northwest corner of said Parcel (240 00), thence:

1 Continuing with the east line of Monroe North 05 degrees 23 minutes 47 seconds East, a distance of 675 85 feet to an iron pin, said iron pin being the southwest corner of parcel (092 00) as shown on Map 168-00, belonging to 8131 Old Harding Pike LLC, as evidenced in Instrument 20160324-0028080, said iron pin also being the northwest corner of the property herein described, thence,

2 With the south line of 8131 Old Harding Pike LLC, South 86 degrees 29 minutes 41 seconds East, a distance 435 96 feet to an iron pin, said iron pm being an interior corner of said Parcel (092 00), said iron pin also being the northwest corner of Parcel (241 00) as shown on Map 168-00, belonging to Howell, as evidenced in Instrument 20111222-0100217, said iron pm also being the northeast corner of the property herein describe thence,

3 With the west line of said Parcel (241 00), South 04 degrees 49 minutes 02 seconds East, a distance of 412 58 feet to an iron pin, said iron pm being the southeast corner of said Parcel (241 00), and said iron also pm being an interior corner of said Parcel (240 00), said iron pin also being the easterly most point of the property herein described, thence,

4 With the northwest line of Maxedon, South 39 degrees 12 minutes 48 seconds West, a distance of 289 37 fee to an iron pm, said iron pin being an interior corner of said Parcel (240 00), and said iron pin also being the southeast corner of the property herein described, thence,

5 With the north line of Maxedon, South 88 degrees 13 minutes 22 seconds West, a distance of 350 58 to an iron pm, the BEGINNING, and having passed an iron pin at 85 00 feet, said pin being the center line of a 50-foot Ingress-Egress Easement.
Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A,B,D,E,G, and H of the said Lonie Howell Heirs Property, the centerline of which is more particularly described as follows: Beginning at a point on the northerly margin of Hester Beasley Road lying South 63 degrees 30 minutes West a distance of 26.36 feet from an iron rod at the southeast corner of aforesaid Parcel (108.00) and southwest corner of Parcel (242.00) as shown on Map 168-00, belonging to Porter, as evidenced in Instrument 20170606-0056424; thence, crossing said Parcel (108.00) with a curve length of 205.45 feet, a chord bearing of North 14 degrees 00 seconds West, and a chord distance of 195.57 feet to

a point, thence; continuing to cross Parcel (108.00), North 17 degrees 00 minutes East a distance of 160.00 feet to a spike at the northeast corner of said Parcel (108.00), said spike being the westernmost corner of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.00)and with the east line of said Parcel (238.00) North 13 degrees 00 minutes East a distance of 226.50 feet to a spike, thence; continuing with said line North 08 degrees 25 minutes East a distance of 175.00 feet to a spike, thence; continuing with said line North 03 degrees 00 minutes East a distance of 109.00 feet to a spike at the northeast corner of said Parcel (238.00), said spike being an interior corner of said Parcel (240.00), and said spike being in the west line of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.000and with the east line of said Parcel (240.00) North 01 degrees 00 minutes West a distance of 200.00 feet to a point at the northwest corner of said Parcel (242.00)said point being an interior corner to said Parcel (240.00), thence; crossing said Parcel (240.00) North 02 degrees 27 minutes East a distance of 133.10 feet to a point in the south line of the property herein described.

Being the same property conveyed to HP Holdings LLC, a Tennessee limited liability company by Warranty Deed from Johnny J. Howell and Kisa Lynn Seator, Executor of the estate of Johnny E. Howell, dated August 16, 2017 and recoded August 18, 2017 in Instrument No. 20170818-0084862, Register's Office of Davidson County, Tennessee.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THIS 30th day of SEPTEMBER 2025.

HP Holdings, LLC

By: _____

Remick Moore, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Remick Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of HP Holdings, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of SEPTEMBER 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stark 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 September 30.

Affiant Signature

9th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

