This Instrument Prepared By:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1386001 DEEDWARR
02/26/2026 09:40:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20260226-0015254

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument number 20250730-0060086, Register's Office for Davidson County, Tennessee, dated July 29, 2025, Glendale Baptist Church, a nonprofit corporation, ("Grantor"), conveyed certain real property in Davidson County, Tennessee, to John R. Dorris, Jr., married ("Grantee").

WHEREAS, by inadvertence and mutual mistake, the property description in said deed was incorrect, in that, it contained a portion of an abandoned road named Zenaida Avenue which the Grantor did not receive after said abandonment. The incorrect legal description is as follows:

"See Exhibit A"

WHEREAS, the Grantee and Grantor have agreed to correct said error;

NOW THEREFORE for the purpose of correcting said error and in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and legal sufficiency are hereby acknowledged, Grantor does hereby bargain, sell, and convey unto Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot 1 on the Minor Subdivision Plat for Glendale Baptist Church which is Recorded with Instrument number 20260224-0014629 in the Register's office for Davidson County Tennessee, to which reference is hereby made for a more particular description. A copy of said plat and a metes and bounds description of said Lot 1 are attached hereto as "Exhibit B".

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument number 20250730-0060086, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 13th day of January, 2026.

GRANTOR:

Glendale Baptist Church

Annette Sisson

Annette Sisson, Leadership Council Chair

Elizabeth Manning, Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annette Sisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be Chair of the Leadership Council and authorized signer for Glendale Baptist Church, the within named bargainor, and that as such Chair of the Leadership Council, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Glendale Baptist Church, by herself as Chair of the Leadership Council.

Witness my hand, at Office, this 13th day of January, 2026.

Notary Public
My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be Treasurer and authorized signer for Glendale Baptist Church, the within named bargainor, and that she as such Treasurer, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Glendale Baptist Church, by herself as Treasurer.

Witness my hand, at Office, this 13th day of January, 2026.

Notary Public
My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTEE:

John R. Dorris, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state John R. Dorris, Jr., the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of January, 2026.

Notary Public
My commission expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

AFFIANT

Sworn to and subscribed before me this the 13th day of January, 2026.

Notary Public
My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 7 ON THE MAP OF ZENAIDA PLACE, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, DATED AUGUST 30, 1948, BY W. W. TURNER COMPANY, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF SCENIC DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF GLENDALE BAPTIST CHURCH (DEED BOOK 2443, PAGE 623) AND BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH THE EAST MARGIN OF SCENIC DRIVE ALONG A CURVE HAVING A RADIUS OF 432.11 FEET, A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 38 SECONDS, AN ARC DISTANCE OF 85.93 FEET AND A CHORD BEARING NORTH 18 DEGREES 15 MINUTES 22 SECONDS EAST, 85.79 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE EAST MARGIN OF SCENIC DRIVE, NORTH 10 DEGREES 52 MINUTES 45 SECONDS EAST, 166.03 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE THROUGH THE INTERSECTION OF SAID SCENIC DRIVE AND THE SOUTHWESTERN MARGIN OF GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105 DEGREES 08 MINUTES 13 SECONDS, AN ARC DISTANCE OF 45.87 FEET, AND A CHORD BEARING NORTH 63 DEGREES 26 MINUTES 52 SECONDS EAST, 39.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 238.47 FEET, A CENTRAL ANGLE OF 23 DEGREES 53 MINUTES 10 SECONDS, AN ARC DISTANCE OF 99.42 FEET, AND A CHORD BEARING SOUTH 52 DEGREES 2 MINUTES 27 SECONDS EAST, 98.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE, SOUTH 40 DEGREES 42 MINUTES 36 SECONDS EAST, 181.41 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG CURVE HAVING A RADIUS OF 447.54 FEET, A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 31 SECONDS AN ARC DISTANCE OF 99.53 FEET, AND A CHORD BEARING SOUTH 47 DEGREES 4 MINUTES 51 SECONDS EAST TO A NAIL SET IN AN ASPHALT PAVED

DRIVEWAY, BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AND THE NORTHWEST CORNER OF HYLBERT (INSTRUMENT 20090623-0058369);

THENCE LEAVING THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE AND WITH THE WESTERN LINE OF SAID HYLBERT, SOUTH 8 DEGREES 02 MINUTES 03 SECONDS WEST, 36.08 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" ON THE WESTERN LINE OF HYLBERT AND BEING THE NORTHEAST CORNER OF THE BOAT RACK, LLC. (INSTRUMENT 20211103-0147068);

THENCE WITH THE NORTH LINE OF SAID THE BOAT RACK, LLC., THE NORTH LINE OF THE BOAT RACK, LLC. (INSTRUMENT 20211005-0133739), AND THE NORTH LINE OF VAN SICKLE (INSTRUMENT 20071130-0138970), NORTH 81 DEGREES 08 MINUTES 42 SECONDS

WEST, 176.61 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" BEING THE NORTHWEST CORNER OF SAID VAN SICKLE;

THENCE WITH THE WEST LINE OF SAID VAN SICKLE, SOUTH 8 DEGREES 24 MINUTES 39 SECONDS WEST, 25.00 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

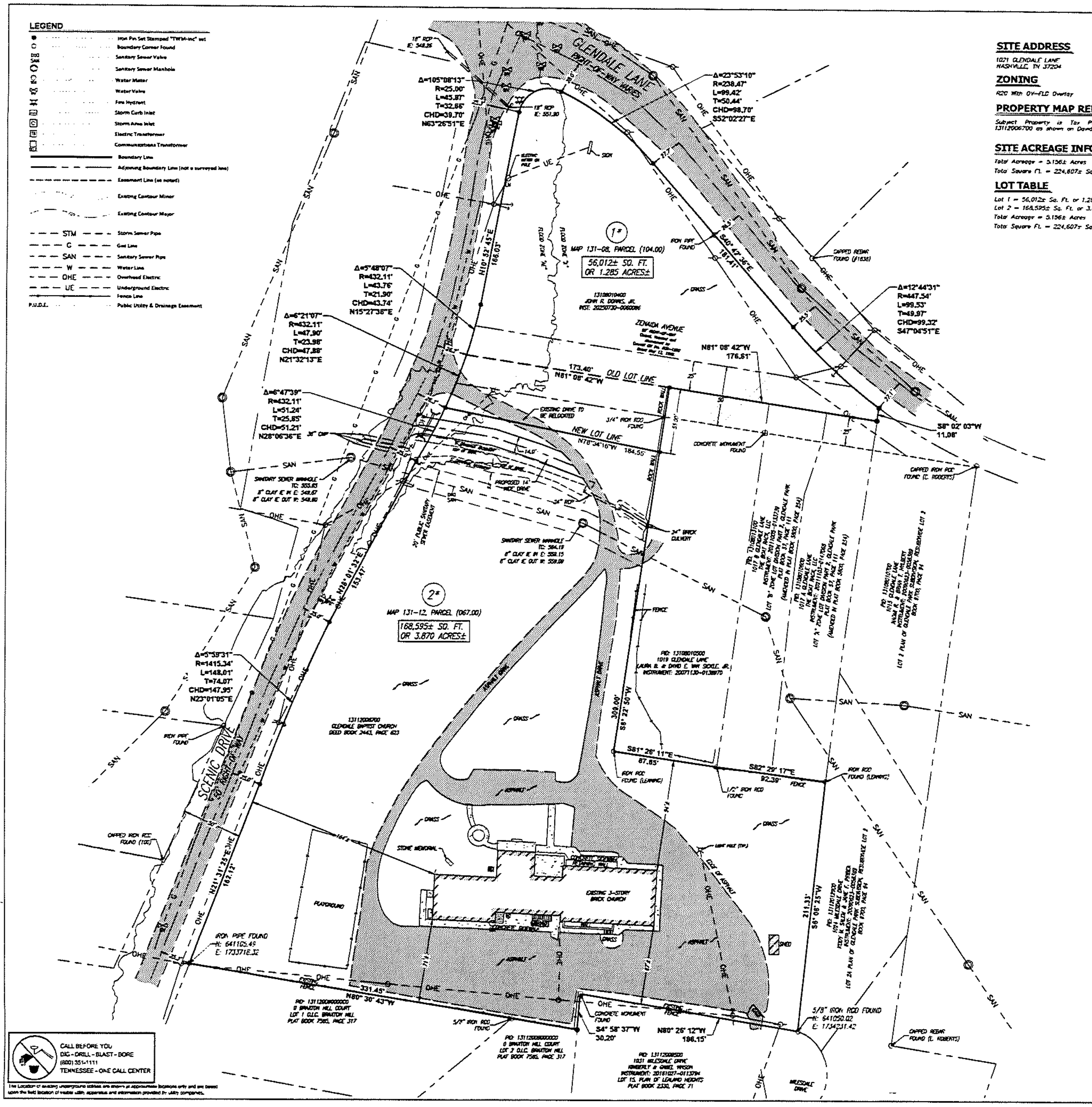
THENCE LEAVING THE LINE OF SAID VAN SICKLE, NORTH 78 DEGREES 23 MINUTES 14 SECONDS WEST, 183.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 59,460 SQUARE FEET, OR 1.36 ACRES, MORE OR LESS.

As per survey prepared by G. Scott Carter, RLS# 2391, dated July 28th, 2025, TWM Consulting Engineering and Geospatial Services, 390 Mallory Station Road, Suite 100, Franklin, TN 37067, (615) 814-7414, Project Number, 250916.

Being the same property conveyed to Glendale Baptist Church, Inc. by Installment Deed from George Billings, unmarried of record in Book 2904, Page 1, Register's Office for Davidson County, Tennessee, dated May 1, 1959 and recorded on May 4, 1959.

Exhibit B



SITE ADDRESS

1021 GLENDALE LANE
NASHVILLE, TN 37204

ZONING

R20 With OV-FLC Overlay

PROPERTY MAP REFERENCE

Subject Property is Tax Parcel ID: 13108010400 & 13112006700 as shown on Davidson County Property Maps.

SITE ACREAGE INFORMATION

Total Acreage = 5.156± Acres
Total Square Ft. = 224,607± Sq.Ft

LOT TABLE

Lot 1 = 56,012± Sq. Ft. or 1.285± Acres
Lot 2 = 168,595± Sq. Ft. or 3.870± Acres
Total Acreage = 5.156± Acres
Total Square Ft. = 224,607± Sq.Ft

NOTE: (*) Denotes Critical Lots. Prior to the issuance of any building permit for a lot designated as a critical lot, a critical lot plan shall be submitted to Metro Planning Department in conformance with Appendix B of the Metro Subdivision Regulations.

GRID NORTH
IN STATE PLANE

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

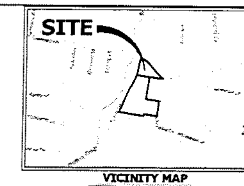
GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained utilizing RTK GPS observations on 02/28/2025 and were derived using the TDOT CKSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.05', V 0.12' at 1-sigma.

GPS Control Point # 400
Northing: 641279.219
Easting: 1733962.250
Elevation: 530.58'

Linear Unit: US Survey Feet
Geodetic Datum: NAD 83 (2011)
Vertical Datum: NAVD 88 (GEOID 18)
Project Location:
Latitude: N36°05'32.662"
Longitude: W 86°47'37.645"
Height: 522.48'
Ground Scale Factor: 1.0000655552



VICINITY MAP
NTS

GENERAL NOTES:

1. The purpose of this plat is to create two lots.
2. Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance and are based on a field run survey using EDM survey equipment.
3. By scaled map location and graphic plotting only, this property lies within Flood Zones "X", as designated on current Federal Emergency Management Agency Map No. 47037C0356H & 47037C0356H with an effective date of April 5, 2017, which makes up a part of the National Flood Insurance Administration Report; Community No. 470040, Panel No. 0356 & 0358 Suffix H, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
4. Any excavation, fill or disturbance of the existing ground elevation will be done in accordance with ordinance #78-840 and approved by The Metropolitan Department of Water Services.
5. Property zoned "R20" – Low-Medium Density Residential.
6. Landscaping and Tree Density Requirements per Metro Zoning Ordinance.
7. All Roadways and Open Spaces shown hereon are dedicated as non-exclusive easements for the utilities shown hereon and for storm drainage.
8. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
9. Where applicable, size driveway culverts per design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro in ROW is 15" RCP).
10. Parcel Numbers shown thus (xx) pertain to Property Map Number 131-12 & 131-08, Property Assessor's Office, Davidson County, Tennessee.
11. The recording of this plat voids, vacates and supersedes the the recording of Lot 7 of "Zenaida Place" Not of record, R.O.D.C.
12. When a boundary line is shifted between two parcels/lots, the owner must also record a new deed reflecting the new lot lines; otherwise, the Tax Assessor will show 'dual ownership' on each lot, as plats cannot change ownership.
13. Setbacks per Metro Zoning Code.
14. All utilities shall be placed underground as required by Section 17.28.103 of the Metro Zoning Code.
15. The required fire flow shall be determined by Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.

RECORD

RECORDED ____________________

IN BOOK ________ PAGE ________ OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMISSION'S APPROVAL

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON, COUNTY, TENNESSEE.

BY: ____________________ DATE: ________

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 2443, Page 623 & Instrument number 20250730-0060086, County Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

NAME: ____________________ DATE: ________
GLENDALE BAPTIST CHURCH

NAME: ____________________ DATE: ________
JOHN DORRIS

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391

CASE # 2025S-184-001

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 Mallory Station Road, Suite 100
Franklin, TN 37067
(615) 814-7414

G. SCOTT CARTER
TENNESSEE NO. 2391

MINOR SUBDIVISION
GLENDALE BAPTIST CHURCH
1021 GLENDALE LANE
25TH COUNCIL DISTRICT, JEFF PREPTIT
NASHVILLE, 37204
DAVIDSON County, Tennessee

DATE OF DRAWING: 09-18-2025	
MANAGER: CSC	CADD: ESC/BWS
PROJECT NUMBER: 250916	
FIELD BOOK NUMBER:	
LAST FIELD WORK: 04-15-2025	
CREW CHIEF(S): CH	
REV. DRAWING:	
SCALE: 1" = 40'	SHEET 1 OF 1

202602260015254

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THENCE WITH THE EAST MARGIN OF SCENIC DRIVE ALONG A CURVE HAVING A RADIUS OF 432.11 FEET, A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 15 SECONDS, AN ARC DISTANCE OF 91.66 FEET AND A CHORD BEARING NORTH 18 DEGREES 38 MINUTES 09 SECONDS EAST, 91.49 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE EAST MARGIN OF SCENIC DRIVE, NORTH 10 DEGREES 52 MINUTES 45 SECONDS EAST, 166.03 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE THROUGH THE INTERSECTION OF SAID SCENIC DRIVE AND THE SOUTHWESTERN MARGIN OF GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105 DEGREES 08 MINUTES 13 SECONDS, AN ARC DISTANCE OF 45.87 FEET, AND A CHORD BEARING NORTH 63 DEGREES 26 MINUTES 51 SECONDS EAST, 39.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 238.47 FEET, A CENTRAL ANGLE OF 23 DEGREES 53 MINUTES 10 SECONDS, AN ARC DISTANCE OF 99.42 FEET, AND A CHORD BEARING SOUTH 52 DEGREES 2 MINUTES 27 SECONDS EAST, 98.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE, SOUTH 40 DEGREES 42 MINUTES 36 SECONDS EAST, 181.41 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG CURVE HAVING A RADIUS OF 447.54 FEET, A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 31 SECONDS AN ARC DISTANCE OF 99.53 FEET, AND A CHORD BEARING SOUTH 47 DEGREES 04 MINUTES 51 SECONDS EAST A DISTANCE OF 99.32 FEET TO A NAIL SET IN AN ASPHALT PAVED DRIVEWAY, BEING THE NORTHEAST CORNER OF THE

PROPERTY DESCRIBED HEREIN AND THE NORTHWEST CORNER OF HYLBERT (INSTRUMENT 20090623-0058369);

THENCE LEAVING THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE AND WITH THE WESTERN LINE OF SAID HYLBERT, SOUTH 8 DEGREES 02 MINUTES 03 SECONDS WEST, 11.08 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" ON THE WESTERN LINE OF HYLBERT AND BEING THE NORTHEAST CORNER OF THE BOAT RACK, LLC. (INSTRUMENT 20211103-0147068);

THENCE WITH THE NORTH LINE OF SAID THE BOAT RACK, LLC., THE NORTH LINE OF THE BOAT RACK, LLC. (INSTRUMENT 20211005-0133739), AND THE NORTH LINE OF VAN SICKLE (INSTRUMENT 20071130-0138970), NORTH 81 DEGREES 08 MINUTES 42 SECONDS WEST, 176.61 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" BEING THE NORTHWEST CORNER OF SAID VAN SICKLE;

THENCE WITH THE WEST LINE OF SAID VAN SICKLE, SOUTH 8 DEGREES 22 MINUTES 50 SECONDS WEST, 55.00 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE LEAVING THE LINE OF SAID VAN SICKLE, NORTH 78 DEGREES 34 MINUTES 16 SECONDS WEST, 184.55 FEET TO THE POINT OF BEGINNING;

CONTAINING 55,012 SQUARE FEET, OR 1.28 ACRES, MORE OR LESS.

Being a portion of the Land conveyed to Glendale Baptist Church, Inc. Deed of record in Book 2904, page 1, Register's Office for Davidson County, Tennessee.

Being a portion of the Land conveyed to Glendale Baptist Church, Inc. by Deeds of record in Book 2017, page 566 (being corrected in Book 2023, page 449) and Book 2443, page 623, Register's Office for Davidson County, Tennessee.

The revised description contains all of 131-08-0-104.00 and a portion of 131-12-0-067.00.

True Copy of Certification

I, Kevin Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 1-13-26.

Kevin Murray
Signature

Date: 2/25/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 25th day of February, 2026.

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE