

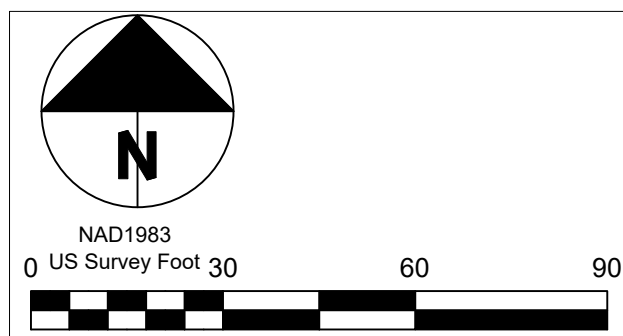
Location Map  
NOT TO SCALE

**LEGEND**

---	BOUNDARY		WATER VALVE
-x-x-x-x-x-x-x-	FENCE		FIRE HYDRANT
---	ADJACENT PROP		MAILBOX
---	EASEMENT		UTILITY POLE
-s-s-s-s-	SEWER LINE		OVERHEAD LINE
-w-w-w-w-	WATER		DECIDUOUS TREE
-123-	CONTOUR		CONIFEROUS TREE
---	PAVEMENT		SHRUB
○	IRON PIN FOUND (IPF)		CLEAN OUT
□	WOOD FENCE POST		HVAC
SS	SEWER MANHOLE		GAS VALVE
WM	WATER METER		GAS METER
MB	UTILITY BOX		

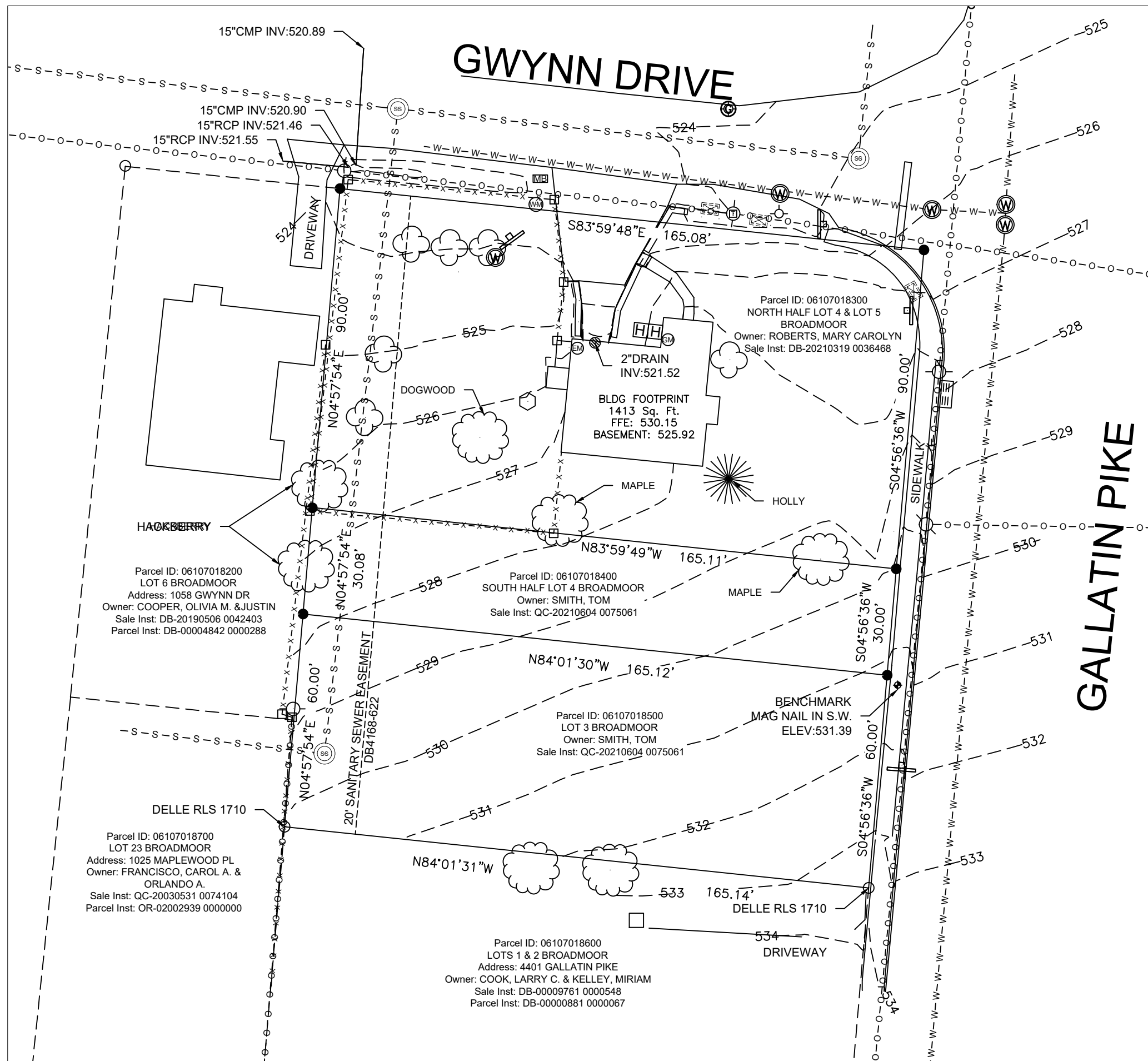
**ABBREVIATIONS**

- REINFORCED CONCRETE PIPE (RCP)
- CORRUGATED METAL PIPE (CMP)
- PIPE INVERT (INV)



**SURVEYOR NOTES**

- The boundary survey was performed using a robotic total station with a closure error not exceeding the minimum standard for a category I survey of 1:10,000 error of closure.
- The topographic portion of this survey and Tennessee State Plane Coordinates were obtained using a TOPCON HIPERSR - 1209-13653 on the TDOT network and meet the requirements of a category IV survey and the horizontal and vertical accuracy does not exceed 0.07' + 50 PPM.
- Field work was performed in July 2023
- Subject property is identified as parcels 183, 184, 185 of Davidson county property map 061 07 0.
- This property does not lie within flood hazard area, as determined from firm maps for Davidson county, Tennessee, Map 47037C0251H effective date April 5th, 2017.
- Underground utilities have not been located. Above grade and underground utilities were taken from visible appurtenances at the site. This surveyor makes no guarantee on underground utilities nor that the utilities shown represent all utilities. Appropriate utility providers must be contacted to confirm the location and availability.
- There is no evidence of earth moving work, building construction, or building additions observed during the course of the fieldwork.
- No proposed changes in street right of way lines were provided or found and no road construction was observed.



**PROPERTY DESCRIPTIONS**

**LOT 4 NORTH HALF & LOT 5, MARY CAROLYN ROBERTS**  
BOUNDED BY GWYNN DRIVE ON THE NORTH, GALLATIN PIKE ON THE EAST, THE REMAINING 30 FEET OF LOT 4 ON THE SOUTH, AND LOT 6 ON THE WEST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN THE PAVEMENT NEAR THE SOUTHERN MARGIN OF THE INTERSECTION OF GWYNN DRIVE AND GALLATIN PIKE AND BEING THE NORTH EAST CORNER OF THIS PARCEL;  
THENCE S 04°56'36" W A DISTANCE OF 90.00' TO AN IRON PIN SET (IPS) AT THE NORTH EAST CORNER OF THE SOUTH 30' OF LOT 4;  
THENCE N 83°59'49" W A DISTANCE OF 165.11' TO AN IPS NEAR A WOOD FENCE POST IN THE EAST LINE OF LOT 6;  
THENCE N 04°57'54" E A DISTANCE OF 90.00' TO AN IPS NEAR WOOD FENCE AT THE NORTH EAST CORNER OF LOT 6;  
THENCE S 83°59'48" E A DISTANCE OF 165.08' TO A MAG NAIL; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 14856.0 SQUARE FEET, 0.341 ACRES

**LOT 4 SOUTH HALF, TOM SMITH**  
A TRACT OF LAND OF THE 8TH COUNCIL DISTRICT IN DAVIDSON COUNTY, TENNESSEE WITH THE PARCEL ID OF 06107018400 AND DESCRIBED AS THE SOUTH 30 FEET OF LOT 4 IN BLOCK A OF BROADMOOR PLAN RECORDED IN QC-20210604 0075061; BOUNDED BY LOT 5 AND THE NORTH 30 FEET OF LOT 4 ON THE NORTH, GALLATIN PIKE ON THE EAST, LOT 3 ON THE SOUTH, AND LOTS 6 AND 23 ON THE WEST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IPS WHICH IS THE NORTH EAST CORNER OF OF THIS PARCEL;  
THENCE S 04°56'36" W A DISTANCE OF 30.00' TO AN IPS WHICH IS THE SOUTH EAST CORNER OF THE SOUTH 30' OF LOT 4 AND LOT 5;  
THENCE N 84°01'30" W A DISTANCE OF 165.12' TO AN IPS AT THE NORTH EAST CORNER OF LOT 3;  
THENCE N 04°57'54" E A DISTANCE OF 30.08' TO AN IPS NEAR A WOOD FENCE POST AT THE SOUTH WEST CORNER OF THE SOUTH 30' OF LOT 4 AND LOT 5;  
THENCE S 83°59'49" E A DISTANCE OF 165.11' TO AN IPS; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 4959.5 SQUARE FEET, 0.114 ACRES

**LOT 3, TOM SMITH**  
A TRACT OF LAND OF THE 8TH COUNCIL DISTRICT IN DAVIDSON COUNTY, TENNESSEE WITH THE PARCEL ID OF 06107018500 AND DESCRIBED AS LOT 3 IN BLOCK A OF BROADMOOR PLAN RECORDED IN QC-20210604 0075061; BOUNDED BY THE SOUTH 30 FEET OF LOT 4 ON THE NORTH, GALLATIN PIKE ON THE EAST, LOT 1 AND 2 ON THE SOUTH, AND LOTS 6 AND 23 ON THE WEST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IPS AT THE SOUTH EAST CORNER OF THE SOUTH 30' OF LOT 4;  
THENCE S 04°56'36" W A DISTANCE OF 60.00' TO AN IRON PIN FOUND (IPF) WITH A DELLE RLS 1710 PLASTIC CAP AT THE NORTHEAST CORNER OF LOT 1 AND 2;  
THENCE N 84°01'31" W A DISTANCE OF 165.14' TO AN IPF WITH A DELLE RLS 1710 PLASTIC CAP AT THE NORTH WEST CORNER OF LOT 1 AND 2;  
THENCE N 04°57'54" E A DISTANCE OF 60.00' TO AN IPS AT THE SOUTH WEST CORNER OF THE SOUTH 30' OF LOT 4;  
THENCE S 84°01'30" E A DISTANCE OF 165.12' TO AN IPS; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 9906.4 SQUARE FEET, 0.227 ACRES

**TITLE COMMITMENT NOTES**

A copy of Chicago Title Insurance Company order No. J-AR-23-4403-0 dated April 18, 2023 at 8:00 A.M., was provided to this surveyor for review and comment. Title exceptions listed in Schedule B, Part 2 - requirements are addressed as follows:

- Company:
  - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. **(QC-20210604 0075061 DOES NOT ACCURATELY DESCRIBE LOTS 3 AND 4 FOR TOM SMITH. THE LEGAL DESCRIPTION SHOULD READ, "ALL OF LOT 3 AND THE SOUTH 30 FEET OF LOT 4")**
  - Rights or claims of parties in possession not shown by the public records. **(NONE FOUND)**
  - Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **(NONE FOUND)**
  - Taxes or special assessments which are not shown as existing liens by the public records. **(NONE FOUND)**
  - Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **(SHOWN ON SURVEY)**
  - Easements or claims of easements not shown by the Public Records. **(SHOWN ON SURVEY)**
  - If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. **(NOT A SURVEY MATTER)**
  - Taxes for the year 2023, a lien not yet due and payable. **(NOT A SURVEY MATTER)**
  - Subject to all matters shown on the Plan of record in Plat Book 547, Page 161 and 162, Register's Office for Davidson County, Tennessee. **(SHOWN ON SURVEY)**
  - No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. **(SHOWN ON SURVEY. SIDEWALK AND ROAD ENCROACH LOT 5.)**

**SURVEYOR CERTIFICATION**

THIS MAP/PLAT AND THE SURVEY HEREON WERE MADE ACCORDING TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ESTABLISHED BY ALTA AND NSPS INCLUDING ITEMS 1,2,3,4,5,6,7,8,11B,13,14,16,17 & 18 OF TABLE A.

*Brian E Morgan* 8-19-2023  
BRIAN MORGAN TN RLS NO. 3230 DATE

DATE OF FIELD SURVEY: JULY 2023



**Lots 4 North Half & 5 Owner Information:**

Owner: Mary Carolyn Roberts  
Address: P.O. Box 90291  
Nashville, TN 37209

**Lots 4 North Half & 5 Property Information:**

Owner: Mary Carolyn Roberts  
Address: 4405 Gallatin Pike  
Nashville, TN 37216  
Parcel ID: 06107018300  
Sale Inst: DB-20210319 0036468  
Parcel Inst: DB-00004750 0000795  
Register's Office of Davidson County Tennessee

**Lots 3 & 4 South Half Owner Information:**

Owner: Tom Smith  
Address: 5517 Hearthstone Cir.  
Brentwood, TN 37027

**Lots 3 & 4 South Half Property Information:**

Owner: Tom Smith  
Address: 0, 4403 Gallatin Pike  
Nashville, TN 37216  
Parcel ID: 06107018500  
Sale Inst: QC-20210604 0075061  
Parcel Inst: DB-00001518 0000137  
Register's Office of Davidson County Tennessee



**ALTA/NSPS Land Title Survey**

4405, 0, 4403 GALLATIN PIKE, NASHVILLE, TN 37216  
MAP 061 07 0, PARCELS 183, 184, 185  
LEGAL REF: 20210319-0036468 & 20210604-0075061  
Lots 3, 4 & 5  
DEED BOOK 547 PAGE 162  
8th Council District of Davidson County, Tennessee