Karen Johnson Davidson County
Batch# 444796 DEEDWARR
07/28/2020 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200728-0082649

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:
John K. Falck and Margaret A. Falck, Trustees of the
John K. Falck and Margaret A. Falck Living Trust
Dated January 17, 2017
18664 Webster Circle
Elkhorn, NE 68022

Map and Parcel
181100E06000CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Brian Mitchell
Affiant

Subscribed and sworn to before me this 29 day of June, 2020.

Dawn Martin
Notary Public

My commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **John K. Falck and Margaret A. Falck, husband and wife** to **John K. Falck and Margaret A. Falck, Trustees of the John K. Falck and Margaret A. Falck Living Trust Dated January 17, 2017**, has previously been executed and put of record in **Instrument No. 20190607-0054921**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was missing 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 **John K. Falck and Margaret A. Falck, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John K. Falck and Margaret A. Falck, Trustees of the John K. Falck and Margaret A. Falck Living Trust Dated January 17, 2017**, hereinafter referred to as Grantee, its heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 181100E06000CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase Two, Section One, High Point of record in Plat at Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to John K. Falck and Margaret A. Falck, husband and wife by Warranty deed from Virginia E. Purvis and James D. Purvis, Co-Trustees of the Elizabeth B. Jordan of record in Instrument No. 20180226-0018011 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on February 26, 2018.

This conveyance is subject to the following: Taxes for the year 2020, a lien not yet due and payable; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110603-0042709, as Supplemented in Instrument No. 20140808-0071500 and amended in Instrument No. 20170811-0082700, Register's Office for Davidson County, Tennessee; Subject to all matters shown on the Plan of record in Plat at Instrument No. 20140117-0004783, Register's Office for Davidson County, Tennessee; Charter for High Point HOA of record in Instrument Number 20100113-0003233, in the Register's Office for Davidson County, Tennessee; Storm water detention agreement of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee; Sewer and drainage easement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee; Easement to Comcast of Nashville of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee; Sewer and water line easement of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee; Detention/water quality ponds, bio-retention areas, water quality unit, storm drainage easement of record in Instrument Number 20090309-0020517 and Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee; Access easement of record in Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee; Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-027748, in the Register's Office for Davidson County, Tennessee; Restrictions of record as Instrument Number 20140827-0078223 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Subject to rights of others in and to the common areas and/or elements;Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **5526 Prada Drive, Brentwood, Tennessee 37027**.

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 26 day of June, 2020.

GRANTORS:

John K. Falck

John K. Falck

Margaret A. Falck

Margaret A. Falck

STATE OF NE
COUNTY OF Dougl.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN K. FALCK AND MARGARET A. FALCK, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June, 2020.

Notary Public
My Commission Expires: 4-12-2021
(SEAL)

General Notary - State of Nebraska
AMY L ASHBROOK
My Comm. Exp. Apr. 12, 2021

GRANTEE:

John K. Falck and Margaret A. Falck Living Trust Dated January 17, 2017

John K. Falck, Trustee

Margaret A. Falck, Trustee

STATE OF NE
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John K. Falck and Margaret A. Falck, Trustees of the John K. Falck and Margaret A. Falck Living Trust Dated January 17, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal, this the 26 th day of June, 2020.

Notary Public

My Commission Expires: 4-12-2021

General Notary - State of Nebraska
AMY L ASHBROOK
My Comm. Exp. Apr. 12, 2021

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY