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:
Helping Hands Charty Trust, C.A. Shriver as Trustee
170 East Main Street, Ste. D-114
Hendersonville, TN 37075

Map and Parcel
133-11-0A-009.00-CO

Karen Johnson Davidson County
Batch# 556178 **DEEDWARR**
01/19/2021 02:19:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210119-0007972

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS **$90,000.00** DOLLARS. TRANSFER TAX HAS PREVIOUSLY BEEN PAID IN INSTRUMENT NO. 20201016-0120849.

Affiant

Subscribed and sworn to before me this 15 day of January 2021.

My commission expires: 1-3-22

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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DEED OF CORRECTION FOR WARRANTY DEED

WHEREAS, a **Warranty Deed** conveying the within described property to **Helping Hands Charty Trust, C.A. Shriver as Trustee and Christine Treganowan and husband, Bradley Treganowan** has previously been executed and put of record in **Instrument No. 20201016-0120849**, Register's Office of **Davidson** County, Tennessee.

WHEREAS, the aforementioned Warranty Deed had incorrect Grantees listed on the first page of the Warranty Deed.

NOW, THEREFORE, For 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, **Walker Casey Reed, Married** hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto the said **Helping Hands Charty Trust, C.A. Shriver as Trustee** hereinafter referred to as Grantee, its heirs and assigns, or parcel(s) of land in **Davidson** County, State of Tennessee, described as follows to-wit:

Being Unit No. B-3 of Canterbury Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in book 5440, page 255, and as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Canterbury Hall

Condominiums, as of record in Book 5200, page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Walker Casey Reed by Quitclaim deed from Stephanie Marie Mouton Reed of record in Instrument No. 20111109-0087774 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on November 09, 2011.

Marital Dissolution Agreement in that certain case styled Walker Casey Reed vs Stephanie Marie Mouton Reed, fourth court for Davidson County, Tennessee, Docket No. 09D-3300.

****Said property is not the principal residence of the Grantor.**

Witness our hands this 13 day of January 2021.

GRANTOR:

W Casey Reed

Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALKER CASEY REED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 of January, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

Helping Hands Charty Trust

By: C.A. Shriver, Trustee

Christine Treganowan

****The said Christing Treganowan joins in this conveyance to confirm she was erroneously added to title and to acknowledge she will no longer be on title to this property.**

Bradley Treganowan

****The said Bradley Treganowan joins in this conveyance to confirm he was erroneously added to title and to acknowledge he will no longer be on title to this property.**

STATE OF Illinois
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C.A. Shriver**, Trustee of Helping Hands Charty Trust 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 same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of January, 2021.

Notary Public

"OFFICIAL SEAL"
RYAN WALL
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 17, 2023

My Commission Expires: 4-17-23

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christine Treganowan & Bradley Treganowan**, the within named bargainor, 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 13 of Jan, 2021.

Notary Public
My Commission Expires: 1/26/21
(SEAL)

BRANDON McMURTRY
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires Jan. 26, 2021