Karen Johnson Davidson County
Batch# 965543 DEEDWARR
01/30/2023 11:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230130-0006785

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument Number 20210913-0122308, Register's Office for Davidson County, Tennessee, **Harold L., Grisham, Jr.,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Amber Pulliza and Frank Pulliza** ("Grantee").

WHEREAS, by inadvertence and mutual mistake, said deed is missing a parcel in the legal description of the property intended to be conveyed which was described as follows:

"BEING LOTS 5-A, 5-B, 6-A AND THE SOUTH 3 FEET OF THE NORTH 30 FEET OF LOT NO. 6, ON PART OF LOT "B" ON KENNEDY & GRAVES PLAN OF MONTE VISTA OF RECORD IN BOOK 421, PAGE 143, AND THE EASTERLY 28 FEET OF THE GALLATIN INTERURBAN RIGHT-OF-WAY, NOW ABANDONED, ON A SURVEY BY RALPH W. C. LAMBERT, DATED DECEMBER 4, 1948, AS FOLLOWS:

(1) BEGINNING ON THE EASTERLY MARGIN OF GALLATIN PIKE, AS NOW LOCATED, ON A POINT 30 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO I.B. MOYERS BY DEED FROM C.C. WOOLARD ET UX, OF RECORD IN BOOK 1554, PAGE 429, SAID REGISTER'S OFFICE; THENCE EAST 90 FEET TO THE WEST MARGIN OF A 15 FEET ALLEY; THENCD WITH SAID ALLEY, SOUTH 45 FEET TO THE CORNER OF LOTS NO. 5A AND 5B; THENCE WITH THE LINE BETWEEN SAID LOTS WEST 90 FEET TO THE EAST MARGIN OF GALLATIN PIKE, THENCE WITH SAID PIKE NORTH 45 FEET TO THE BEGINNING.

(2) SAID LOT 5-A- FRONTS 25 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A 15 FOOT ALLEY

(3) SAID SOUTH 3 FEET OF SAID LOT 6 FRONTS 3 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A PUBLIC ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HAROLD L. GRISHAM, JR. BY WARRANTY DEED FROM ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RECORDED ON OCTOBER 1, 2012, OF RECORD IN INSTRUMENT NO. 20121001-0089288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RETAIN A PERPETUAL EASEMENT OVER THE ABOVE DESCRIBED PROPERTY FOR RIGHT OF ACCESS FOR INGRESS AND EGRESS TO THEIR PROPERTY LYING EAST OF THE ABOVE PROPERTY (PITTMAN PROPERTY BEING PARCELS 270 AND 271, DAVIDSON COUNTY METROPOLITAN TAX MAP 61-11-0), SAID EASEMENTS RUNNING WITH THE LAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, 80 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF WILBURN L. BATES, ET UX, AS OF RECORD IN IN DEED BOOK 2924, PAGE 211, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, NORTH 23 DEG 16 MIN 39 SEC EAST, 13.64 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, AS OF RECORD IN DEED BOOK 10012, PAGE 348, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE FOLLOWING TWO CALLS:

1) SOUTH 62 DEG 08 MIN 46 SEC EAST, 68.57 FEET TO A POINT;
2) SOUTH 72 DEG 29 MIN 33 SEC EAST, 21.47 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF AN UNNUMBERED ALLEY;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF UNNUMBERED ALLEY, SOUTH 23 DEG 16 MIN 39 SEC WEST, 13.67 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, NORTH 72 DEG 29 MIN 33 SEC WEST, 21.33 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF WILBURN L. BATES, ET UX;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WILBUN L. BATES, ET UX, NORTH 62 DEG 08 MIN 46 SEC WEST, 68.71 FEET THE POINT OF BEGINNING CONTAINING 1,225 SQUARE FEET OR 0.0028 ACRES MORE OR LESS AS SHOWN BY BOUNDARY SURVEY PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOTT CHERRY, TENNESSEE LICENSE NO. 1512, DATED SEPTEMBER 4, 2012."

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

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Grantee, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which is described as follows:

"PARCEL 1
MAP & PARCEL 61 11 276.00

BEING LOTS 5-A, 5-B, 6-A AND THE SOUTH 3 FEET OF THE NORTH 30 FEET OF LOT NO. 6, ON PART OF LOT "B" ON KENNEDY & GRAVES PLAN OF MONTE VISTA OF RECORD IN BOOK 421, PAGE 143, AND THE EASTERLY 28 FEET OF THE GALLATIN INTERURBAN RIGHT-OF-WAY, NOW ABANDONED, ON A SURVEY BY RALPH W. C. LAMBERT, DATED DECEMBER 4, 1948, AS FOLLOWS:

(1) BEGINNING ON THE EASTERLY MARGIN OF GALLATIN PIKE, AS NOW LOCATED, ON A POINT 30 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO I.B. MOYERS BY DEED FROM C.C. WOOLARD ET UX, OF RECORD IN BOOK 1554, PAGE 429, SAID REGISTER'S OFFICE; THENCE EAST 90 FEET TO THE WEST MARGIN OF A 15 FEET ALLEY; THENCD WITH SAID ALLEY, SOUTH 45 FEET TO THE CORNER OF LOTS NO. 5A AND 5B; THENCE WITH THE LINE BETWEEN SAID LOTS WEST 90 FEET TO THE EAST MARGIN OF GALLATIN PIKE, THENCE WITH SAID PIKE NORTH 45 FEET TO THE BEGINNING.

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BEING THE SAME PROPERTY CONVEYED TO HAROLD L. GRISHAM, JR. BY WARRANTY DEED FROM ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RECORDED ON OCTOBER 1, 2012, OF RECORD IN INSTRUMENT NO. 20121001-0089288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RETAIN A PERPETUAL EASEMENT OVER THE ABOVE DESCRIBED PROPERTY FOR RIGHT OF ACCESS FOR INGRESS AND EGRESS TO THEIR PROPERTY LYING EAST OF THE ABOVE PROPERTY (PITTMAN PROPERTY BEING PARCELS 270 AND 271, DAVIDSON COUNTY METROPOLITAN TAX MAP 61-11-0), SAID EASEMENTS RUNNING WITH THE LAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, 80 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF WILBURN L. BATES, ET UX, AS OF RECORD IN IN DEED BOOK 2924, PAGE 211, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, NORTH 23 DEG 16 MIN 39 SEC EAST, 13.64 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, AS OF RECORD IN DEED BOOK 10012, PAGE 348, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE FOLLOWING TWO CALLS:

1) SOUTH 62 DEG 08 MIN 46 SEC EAST, 68.57 FEET TO A POINT;
2) SOUTH 72 DEG 29 MIN 33 SEC EAST, 21.47 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF AN UNNUMBERED ALLEY;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF UNNUMBERED ALLEY, SOUTH 23 DEG 16 MIN 39 SEC WEST, 13.67 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF ROBERT L. PITTMAN & DEBORAH T. PITTMAN, NORTH 72 DEG 29 MIN 33 SEC WEST, 21.33 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF WILBURN L. BATES, ET UX;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WILBUN L. BATES, ET UX, NORTH 62 DEG 08 MIN 46 SEC WEST, 68.71 FEET THE POINT OF BEGINNING CONTAINING 1,225 SQUARE FEET OR 0.0028 ACRES MORE OR LESS AS SHOWN BY BOUNDARY SURVEY PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOTT CHERRY, TENNESSEE LICENSE NO. 1512, DATED SEPTEMBER 4, 2012.

PARCEL 2

MAP 61-11

PARCEL 264

BEING THE 15TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY M & K, INC., DATED MARCH, 1993, AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE EASTERLY RIGHT-OF-WAY OF A 15 FOOT ALLEY THAT WAS DEDICATED BY AN INSTRUMENT OF RECORD IN BOOK 1783, PAGE 265, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID ALLEY RIGHT-OF-WAY, NORTH 23 DEGREES 16 MINUTES 39 SECONDS EAST, 44.97 FEET TO A BRASS CAP;

THENCE, LEAVING SAID ALLEY RIGHT-OF-WAY, SOUTH 63 DEGREES 33 MINUTES 00 SECONDS EAST, 87.50 FEET TO AN IRON PIN;

THENCE SOUTH 25 DEGREES 45 MINUTE3S 00 SECONDS WEST, 44.90 FEET TO AN IRON PIN;

THENCE NORTH 63 DEGREES 33 MINUTES 00 SECONDS WEST, 85.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.89 ACRES (3,885 SQUARE FEET), MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HAROLD L. GRISHAM, JR. BY WARRANTY DEED FROM ROBERT L. PITTMAN, JR. AND WIFE, DEBORAH T. PITTMAN, RECORDED ON SEPTEMBER 6, 2002, OF RECORD IN INSTRUMENT NO. 20020906-0108433, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE."

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20210913-0122308, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 25th of January, ~~2022.~~ 2023

GRANTOR:

Harold L. Grisham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Harold L. Grisham, Jr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 25th day of January, ~~2022.~~ 2023

Notary Public

My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

GRANTEE:
Amber Pulliza
Amber Pulliza

GRANTEE:
FC Pulliza
Frank Pulliza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Amber and Frank Pulliza**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 27 day of January, ~~2022.~~ 2023

Regina V Sullo
Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My commission expires: _____

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$10.00.~~ 0

Affiant

Subscribed and sworn to before me, this 27 day of January, ~~2022.~~ 2023

My commission expires: 3/3/25

Notary Public

DELANA LOCKRIDGE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

PROPERTY OWNER(S) FOR 4106 GALLATIN RD AND 4106-REAR GALLATIN RD, NASHVILLE, TN 37216
MAP & PARCELS 61 11 276.00 & 61-11 264:

4106 Gallatin Rd
Nashville TN 37216

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/27/23 (date of document).

Regina Sullo
Affiant Signature

1/30/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26