This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Karen Johnson Davidson County
Batch# 1075484 DEEDWARR
11/27/2023 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231127-0091539

Taxes To:
Madonna Stepbach
5502 Thalman Drive
Brentwood, TN 37027

TENNESSEE WARRANTY DEED OF CORRECTION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, this deed, executed this 27 day of November, 2023, in order to correct the following error:

Parcel 161-0-92 incorrectly included in legal description

in the Warranty deed, dated March 14, 2022, and recorded on March 30, 2022, as Instrument No. 20220330-0036696 at the Register of Deeds of Davidson County, Tennessee, by the grantor, **Madonna K. Stepbach**, a single woman, whose address is: 5502 Thalman Drive, Brentwood, Tennessee 37027, to the grantee, **Madonna K. Stepbach, Trustee of the MStepbach Trust dated March 14, 2022, and any amendments thereto,** whose address is: 5502 Thalman Drive, Brentwood, Tennessee 37027, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, for which conveyance tax of $0.00 was paid, as recorded in the deed cited above,
WITNESSETH that the grantor hereby confirms that the above conveyance, including all covenants and warranties stated therein, of the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 11058 Page 108 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 27 day of November, 2023

Madonna K. Stepbach, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Madonna K. Stepbach, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this 27 day of November, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____, NOTARY
My commission expires: _____

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is – NONE -.

Madonna K. Stepbach, AFFIANT

Sworn to and subscribed before me this 27 day of November, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____, NOTARY
My commission expires: _____

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 161-9-93

Property Address:
5502 Thalman Drive, Brentwood, Tennessee 37027

Name and Address of the Property Owner:
Madonna K. Stepbach
5502 Thalman Drive, Brentwood, Tennessee 37027

Name and Address of the Persons or Entity Responsible for Taxes:
Madonna K. Stepbach
5502 Thalman Drive, Brentwood, Tennessee 37027

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 54-A and Reserved Parcel immediately adjacent to Lot 54-A on the Plan of Lots 63, 64 & 65 Revised Zone Lot Division Lots 54, 55, 57, 58, 60, 63, 64, 65 & 66, Brentwood Meadows, Section 3, of record in Plat Book 6250, page 555, as amended in Plat Book 6250, page 775, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT THE FOLLOWING:

Beginning at an iron rod in the northeasterly right of way of Thalman Drive, said point being the northwestern corner of the Madonna Stepbach property described in Deed Book11028 Page 108 RODC;

Thence, with said right of way, North 25 degrees 33 minutes 22 seconds West, 21.18 feet to an iron rod, The True Point of Beginning.

Thence, with said right of way, North 25 degrees 33 minutes 22 seconds West, 1.99 feet to an iron rod,

Thence, North 05 degrees 26 minutes 15 seconds West, 42.44 feet to an iron rod at the southwestern corner of the Garry and Tammy Tallent property described in Instrument 20131023-0110366 RODC;

Thence, with Tallent's line, South 85 degrees 47 minutes 38 seconds East, 128.12 feet to an iron rod,

Thence, South 64 degrees 42 minutes 04 seconds West, 7.04 feet to an iron rod;

Thence, South 87 degrees 40 minutes 13 seconds West, 53.63 feet to an iron rod;

Thence, South 64 degrees 54 minutes 45 seconds West, 69.52 feet to the point of beginning and containing 2160 square feet or 0.050 acres.

Tennessee Certification of Electronic Document

I Burgess Edson, 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 11/27/2023 (date of document).

X _____
Affiant Signature

11/27/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of November, 2_____

_____
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026