This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1195782
10/18/2024 03:30:50 PM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDWARR
6 pgs

20241018-0081270

New Owner(s) As Follows:
Deanna D. Puzder GST
2020 Exempt Family Trust
2026 Priest Road
Nashville, TN 37215

Map and Parcel
114-12-0-028.00
114-12-0-020.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS. Tennessee Recording Tax previously paid Instrument Number 0240916-0071183 Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me this 17 day of Oct, 2024

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying certain described property from **James H. Reed, IV, a married man, and James H. Reed IV, Trustee of the James H. Reed, IV Living Trust to Deanna D. Puzder, GST 2020 Exempt Family Trust,** has previously been executed and put of record in **Instrument Number 20240916-0071183**, Register's Office of **Davidson** County, State of Tennessee; and

WHEREAS, the said Warranty Deed was deficient in that the property described therein omitted a portion of the property that was to be conveyed.

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 **James H. Reed, IV, a married man, and James H. Reed IV, Trustee of the James H. Reed, IV Living Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deanna D. Puzder, GST 2020 Exempt Family Trust**, hereinafter referred

to as Grantees, their heirs and assigns, **ALL** that certain tract or parcel of land in

Davidson County, State of Tennessee, described as follows to-wit:

A certain tract or parcel of land in Stewart County, State of Tennessee, described as follows, to- wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Otter Creek Hills of record in Plat Book 2900, Pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more specific property description.

(Prior source of title is Book 5760, page 132, Register's Office for Davidson County, Tennessee.)

Tract 2:

Together with a small parcel of land in the northeast property line of Tax Map 144, Parcel 61 upon which an exclusive easement for the construction and use of a driveway has been granted to James H. Reed, IV, his heirs, representatives and assigns, and being more particularly described as follows:

Being a parcel of land in the City of Forest Hills, Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the northerly line of property conveyed to James H. Reed, IV, by deed of record in Book 5760, page 132, Registers Office for Davidson County, said Reed property being Lot No. 34 as shown on the Plan of Otter Creek Hills of record in Book 2900, page 110 and 111, said Register's Office, said monument being North 82 degrees 57 minutes East, 70.00 feet from a concrete monument at the common corner of Lot Nos. 34 and 39, as shown on said plan; thence, leaving said northerly line with a severance line North 07 degrees 03 minutes West, 72.00 feet to a concrete monument; thence, continuing with said severance line North 82 degrees 57 minutes East, 250.43 feet to a concrete monument in the northerly line of said Reed Property; thence, with said northerly line South 32 degrees 37 minutes West, 190.72 feet to the point of beginning and continuing 15,881 square feet or 0.36 acre, more or less.

(Prior source of title is Instrument Number 20170428-0041751, Register's Office for Davidson County, Tennessee)

Tract 3:
Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Otter Creek Hills, as of record in Book 2900, page 110, Register's Office for said County.

Said Lot No. 38 fronts 200 feet on the easterly side of Priest Road and extends back 295 feet on the northerly line and 345 feet on the southerly line to a dead line in the rear on which it measures 300 feet.

As to Tract 3:
Being a portion of the same property conveyed to James H. Reed, IV, Trustee of the James H. Reed IV Living Trust, established by the James H. Reed IV Revocable Trust, dated April 18, 2017, by Warranty Deed of record in Instrument Number 20170428-0041751, Register's Office for Davidson County, Tennessee.

Wallace Jackson Arnold joins in the execution of this Corrective Warranty Deed to convey any and all marital interest he may have in the above described property.

This conveyance is subject to:

• Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 3255, Page 387, in the Register's Office for Davidson County, Tennessee.
• Restrictions and negative easement set forth in the Warranty Deed of record in Book 5760, Page 132, in the Register's Office for Davidson County, Tennessee.
• Perpetual right and easement of egress and ingress over the road to the water tank that passes through Lot 39 of Otter Creek Hills in Plat 2900, pages 110 and 111 of record in Book 5760, Page 132, in the Register's Office for Davidson County, Tennessee.
• Easements in Bill of Sale to Nashville Suburban Utility District of record in Book 3183, Page 411, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed Granting Exclusive Easement to James H. Reed, IV to construct and use a driveway of record in Book 7516, Page 105, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20160621-0062807, in the Register's Office for Davidson County, Tennessee.
• Conveyance to James H. Reed IV, Trustee of the James H. Reed, IV Living Trust, established by the James H. Reed IV Revocable Trust dated April 18, 2017 by Warranty Deed from James H. Reed, IV, unmarried, of record in Instrument No. 20170428-0041751, Register's Office of Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

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.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14 day of OCTOBER, 2024.

GRANTORS:

James H Reed, IV

James H Reed, IV Living Trust, established
By James H Reed IV Revocable Trust, dated
April 18, 2017

James H Reed, IV, Trustee

Wallace Jackson Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. REED, IV, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of OCTOBER, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. REED, IV, TRUSTEE OF THE JAMES H REED, IV LIVING TRUST ESTABLISHED BY JAMES H REED IV REVOCABLE LIVING TRUST, DATED APRIL 18, 2017, the within named bargainor, with whom I am personally acquainted (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 free act and deed.

Witness my hand and official seal, this the 14 of OCTOBER, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE JACKSON ARNOLD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of OCTOBER, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



GRANTEES:

Deanna D Puzder GST 2020
Exempt Family Trust

_____
Andrew F Puzder, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW F. PUDZER, TRUSTEE of DEANNA D. PUZDER GST 2020 EXEMPT FAMILY 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 _____ of _____, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE JACKSON ARNOLD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of _____, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

GRANTEES:

Deanna D Puzder GST 2020
Exempt Family Trust

_____
Andrew F Puzder, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW F. PUDZER, TRUSTEE of DEANNA D. PUZDER GST 2020 EXEMPT FAMILY 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 14 of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON