Map/Parcel:
103-04-0-322.00

Address of New Owner:
Anna Janelle Reid
Jason James Reid
4020 Utah Avenue
Nashville, TN 37209

Send Tax Notices To:
New Owner

Karen Johnson Davidson County
Batch # 1267444 DEEDQC
05/01/2025 02 36 02 PM 4 pgs
Fees $22 00 Taxes $0 00
20250501-0033836

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

DEED OF CORRECTION

WHEREAS, by Quitclaim Deed, of record in Instrument No. 20230111-0002554, Register's Office for Davidson County, Tennessee, Anna Janelle Reid (formerly Anna Janelle Young), Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust, hereinafter referred to as "GRANTOR," deeded and conveyed a certain parcel of real property in Davidson County, Tennessee to Anna Janelle Reid and husband, Jason James Reid, hereinafter referred to as "GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, the incorrect legal description was used in the Quitclaim Deed. The erroneous legal description contained in the Quitclaim Deed was as follows:

> Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of West End Annex, as of record in Book 322, Page 61, in the Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning in the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to a Southeast corner of the property conveyed to J.M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J.M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the beginning.

WHEREAS, the legal description is in error and does not accurately describe the property the GRANTOR intended to convey; and

WHEREAS, GRANTOR and GRANTEE 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, has bargained and sold and by these presents does irrevocably grant, convey, bargain, transfer, set over and sell unto Anna Janelle Reid and husband, Jason James Reid, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning in the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to a Southeast corner of the property conveyed to J.M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J.M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the beginning.
>
> Being the same property conveyed to Anna Janelle Young, Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust by Warranty Deed from Kristin Allen Hughes and husband, Anthony Hughes of record in Instrument No. 20120607-0049628 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on June 07, 2012.

This conveyance is made subject to: (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 4020 Utah Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said GRANTEE, **Anna Janelle Reid and husband, Jason James Reid,** their heirs and assigns, forever; GRANTOR and GRANTEE do further covenant with said GRANTEE, **Anna Janelle Reid and husband, Jason James Reid,** that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and

forever defend the title to the said land to the said **Anna Janelle Reid and husband, Jason James Reid,** their successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this the 29 day of April, 2025.

GRANTOR:

Anna Janelle Young Revocable Trust, dated 12/10/2009

By: _____, Trustee
Anna Janelle Young, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Janelle Young**, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Trustee** of **Anna Janelle Young Revocable Trust**, the within-named bargainor, and that they, as such **Trustee,** being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by themselves as Trustee.

Witness my hand and official seal this 29 day of April, 2025

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_____
Notary Public

My Commission Expires: Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my/our hand(s) this the 29th day of April, 2025.

GRANTEE:

Anna Janelle Reid

Jason James Reid

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Janelle Reid and Jason James Reid,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2025.

Notary Public

My Commission Expires: Nov 8 2027

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $0 00

Tracy Perry

AFFIANT

Sworn and subscribed before me this 29 day of April, 2025

NOTARY PUBLIC

My commission expires Nov 8 2027

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON