Karen Johnson Davidson County
Batch# 1456542 DEEDWARR
08/07/2026 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0073002

Corrective Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. *(Consideration paid Instrument No. 20260527-0048204, Register's Office of Davidson County, Tennessee)* Affiant Subscribed and sworn to before me, this the 30th day of July 2026. Notary Public My commission expires: 11-8-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owners:	Send Tax Bills to:	Map/Parcel No.
Michael Khalil 7421 Maggie Dr. Antioch, TN 37013	NEW OWNER	182-06-0A-004.00-CO

The purpose of this document is to correct the Warranty Deed from James S. Kramer and Kari L. Katzman-Kramer, Trustees of Kramer Family Revocable Living Trust dated February 14, 2005, to Michael Khalil, unmarried, dated May 22, 2026, and recorded May 27, 2026, in Instrument No. 20260527-0048204, Register's Office of Davidson County, Tennessee.

That deed was incorrect as to the name of the Grantor Trust: the original Trust Certification stated in Section 4 that "Title to the Assets of this Trust should be taken as: "James S. Kramer and Kari L. Katzman Kramer, as Trustees of THE JAMES S. KRAMER AND KARI L. KATZMAN KRAMER REVOCABLE LIVING TRUST created on February 14, 2006." The Deed vesting this property in the Trust vested it in "James S. Kramer and Kari L. Katzman Kramer, as Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust."

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES S. KRAMER AND KARI L. KATZMAN KRAMER, AS TRUSTEES OF THE JAMES S. KRAMER AND KARI L. KATZMAN KRAMER REVOCABLE LIVING TRUST [CREATED FEBRUARY 14, 2005]**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHAEL KHALIL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 4 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to James S. Kramer and Kari L. Katzman Kramer, as Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust [created February 14, 2005] by Warranty Deed from Tommy Wolosin of record in Instrument No. 20180529-0050849 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

This is improved property known as 7421 Maggie Drive, Nashville, Tennessee 37013.

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; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND EFFECTIVE AS OF THE 30th day of July, 2026.

The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust [created on February 14, 2005]

By: _____

James S. Kramer, Trustee

By: Kari L. Katzman Kramer

Kari L. Katzman Kramer, Trustee

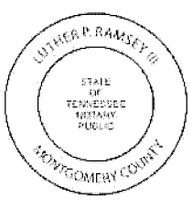
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named **James S. Kramer and Kari L. Katzman Kramer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Trustees** of **The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust** [created on February 14, 2005], and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal 30th day of July, 2026.

_____

Notary Public
My Commission Expires: 9/13/2028



Online Notary Public
My Commission Expires:
Sep 13, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 30. 2026

Affiant Signature

31st day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028