Karen Johnson Davidson County
Batch# 1098178 DEEDQC
02/06/2024 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240206-0008150

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
George L. Ritzen and Mary K. Atkins, Co-Trustees 309 54th Ave North, Nashville, TN 37209	New Owner	091-15-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **GEORGE L. RITZEN AND MARY K. ATKINS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **GEORGE L. RITZEN AND MARY K. ATIKINS, CO-TRUSTEES OF THE MEADOWS TRUST U/A/D FEBRUARY 5, 2024**, hereinafter collectively called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of 54th Avenue North 50 feet in width, at a corner common with the property conveyed to John Ward Tishler II and Barbara Berkova Tishler of record in Instrument Number 20190219-0014860 in the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 54th Avenue North first with the northerly line of said Tishler and then with the northerly line of the property conveyed to Courtney Renee Hageman and Kevin Hageman of record in Instrument Number 20180601-0052292, for the following calls: South 78 deg 34 min 58 sec West, 666.25 feet to a witness pin, South 78 deg 34 min 58 sec West 100.00 feet to the center of Richland Creek;

Thence with the center of Richland Creek, North 13 deg 48 min 29 sec West, 56.57 feet to a corner common with the property conveyed to Wade Daniel and Patricia A. Daniel of record in Instrument Number 20161213-0130650;

Thence leaving Richland Creek with the southerly line of Daniel for the following calls: North 78 deg 35 min 58 sec East 90.45 feet to an existing iron rod with a Wamble cap, North 78 deg 35 min 58 sec East, 679.04 feet to a nail set on the westerly right-of-way line of 54th Avenue North;

Thence with the westerly right-of-way line of 54th Avenue North, South 10 deg 31 min 24 sec East 56.30 feet to the point of beginning; containing 43,313 square feet or 0.994 acres, more or less, according to a survey prepared by Clint Elliott Survey, dated 9-2-19 and signed by Jason Garrett, TN RLS 2861.

Being the same property conveyed to Mary K. Atkins, a single woman by Warranty Deed dated September 27, 2019, from Dan Reigle, and wife Tina Reigle, Steven Reigel and Stacy Reigel, of record as Instrument No. 20191001-0099729, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is protected by the provisions of Tennessee Code Section 35-15-510.

This is improved property known as 309 54th Ave North, Nashville, TN 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any

discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of February, 2024.

Grantor:

George L. Ritzen

Grantor:

Mary K. Atkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, George Ritzen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2024.

Notary Public

My commission expires: 3/15/2025

JULIA M. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mary K. Atkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2024.

Notary Public

My commission expires: 3/15/2025

JULIA M. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 5th day of February, 2024.

Notary Public

My Commission Expires: 3/15/2025

JULIA M. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2025

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on February 5, 2024.

Signature

2/5/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

February 5, 2024
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025