After Recording Return To:

Bell & Alexander Title Services, Inc.

1639 Medical Center Parkway, Suite 201, Murfreesboro, TN 37129

STATE OF TENNESSEE }
COUNTY OF COFFEE }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF July, 2025.

NOTARY PUBLIC

My Commission expires: 4/30/2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc., 1639 Medical Center Parkway, Suite 201 Murfreesboro, TN 37129

NAME	ADDRESS
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:
Jonathan Tripp	SAME
(NAME)	(NAME)
519 Williamsburg Drive	
Nashville, TN 37214	
(ADDRESS)	(ADDRESS)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

MAP & PARCEL NUMBERS: 121-04-0A-019.00

Deed of Correction

Whereas, **KENNETH W. KOSSOFF AND DONNA KLUGMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KOSSOFF/KLUGMAN FAMILY LIVING TRUST DATED NOVEMBER 4, 1996 AND ANY AMENDMENTS THERETO**, executed a Warranty Deed dated the 21st day of May, 2025, conveying property to **JONATHAN TRIPP AND KAYLA CHRISTIANSEN**, of record in Instrument number 20250530-0042519, Register's office for Rutherford County, Tennessee; and

Whereas, it has been requested that the Grantee name in the said Warranty Deed be corrected to read **Jonathan Tripp, an unmarried man;**

Whereas, the Grantee's name should appear as **Jonathan Tripp, an unmarried man**, it is

Now, Therefore,

the intention of the Grantor and Grantee that the name of the Grantee in the above referenced Warranty Deed should appear as **Jonathan Tripp, an unmarried man.**

WHEREAS, the parties have agreed to correct said error;

NOW THEREFORE, the said Grantor and Grantee for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, quitclaim and convey unto Jonathan Tripp, an unmarried man, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Rutherford County, State of Tennessee, which is described as follows:

See Exhibit A

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument Number 20250530-0042519, Register's Office for said County.

Karen Johnson Davidson County
Batch# 1295402 DEEDWARR
07/09/2025 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250709-0053940

Kenneth W. Kossoff and Donna Klugman, Trustees, or their successors in trust, under the Kossoff/Klugman Family Living Trust dated November 4, 1996 and any amendments thereto

BY: _____ Trustee 7/2/25
Kenneth W. Kossoff, Trustee Date

BY: D. Klug Trustee 7/2/25
Donna Klugman, Trustee Date

STATE OF California
COUNTY OF San Luis Obispo.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth W. Kossoff and Donna Klugman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, a trust, and that they, as such trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Kenneth W. Kossoff and Donna Klugman as such trustees.

Witness my hand and official seal this 2nd day of July, 2025

My Commission Expires:
June 4, 2027

Notary Public

CRISTINA KNOLL
Commission # 2446157
Notary Public - California
San Luis Obispo County
My Comm. Expires JUN. 4, 2027

Kayla Christiansen 07/08/25
KAYLA CHRISTIANSEN Date

STATE OF TENNESSEE }
County of Wilson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KAYLA CHRISTIANSEN,** the bargainor, with whom I am personally acquainted (or proved to me in 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 at office this 8 day of July, 2025.

My Commission expires:

Notary Public

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Jonathan Tripp 7/9/25
Date

STATE OF TENNESSEE }
County of Wilson }

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

Witness my hand and official seal at office this 9 day of July, 2025.

My Commission expires:

Notary Public

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

File No: QWB-30204-25

EXHIBIT A

Property 1:
Land in Davidson County, Tennessee, being Unit No. 519 on the Plan of Phase II of Williamsburg Condominiums, of record in Plat Book 6900, Page 266, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth W. Kossoff and Donna Klugman, Trustees, or their successors in trust, under the Kossoff/Klugman Family Living Trust dated November 4, 1996 and any amendments thereto, from Kenneth W Kossoff, a married man, by Quitclaim Deed dated February 27, 2025, and recorded March 14, 2025, in Instrument Number 20250314-0018899, said Register's Office.

Being the same property conveyed to Kenneth W. Kossoff, a married man, from Kenneth W. Kossoff Successor Trustee of the Kossoff Living Trust dated January 16, 1996, and any amendments thereto, by Quitclaim Deed dated February 27, 2025, and recorded March 14, 2025, in Instrument Number 20250314-0018899, said Register's Office.

Being the same property conveyed to Kenneth W. Kossoff, as Successor Trustee of the Kossoff Living Trust dated January 16, 1996, from Opendoor Property J LLC, a Delaware Limited Liability Company, by Warranty Deed dated October 1, 2019, and recorded October 18, 2019, in Instrument Number 20191018-0107000, said Register's Office.

Being further conveyed to Jonathan Tripp, from Kenneth W. Kossoff and Donna Klugman, Trustees of the Kossoff/Klugman Family Living Trust dated November 4, 1996, by Deed dated 05/29/2025, of record in Deed Book _____, Page _____, Instrument No. _____ in the Davidson County Register of Deeds .

Map/Parcel #: Property 1:
121-04-0A-019-00-CO

This property is more commonly referred to as follows: 519 Williamsburg Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Marty Berry, 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 7/9/25 (date of document).

Affiant Signature

7/9/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

