Karen Johnson Davidson County
Batch# 1370830 DEEDQC
01/16/2026 09:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260116-0004017

This Instrument was Prepared By
and Returnable To (after recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

DEED OF CORRECTION AND QUITCLAIM DEED

(Correcting Quitclaim Deed of Record in Instrument No. 20240206-0008150)

WHEREAS, by Quitclaim Deed of record as Instrument No. 20240206-0008150, Register's Office for Davidson County, Tennessee (hereinafter the "Recorded Deed"), GEORGE L. RITZEN AND MARY K. ATKINS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY (as "Original Grantor") conveyed certain real property in Davidson County, Tennessee, to GEORGE L. RITZEN AND MARY K. ATKINS, CO-TRUSTEES OF THE MEADOWS TRUST U/A/D FEBRUARY 5, 2024 (as "Original Grantee").

WHEREAS, by inadvertence, scrivener's error, and mutual mistake, the name of the Original Grantee was referenced incorrectly in the Recorded Deed and in the conveyance;

WHEREAS, the erroneous name of Original Grantee, "George L. Ritzen and Mary K. Atkins, Co-Trustees of The Meadows Trust u/a/d February 5, 2024", was done in error and such "Meadows Trust u/a/d February 5, 2024" does not exist and it was a scrivener's error;

WHEREAS, the correct name of the Original Grantee, the legal description of the Property, and the derivation in the Recorded Deed and conveyance should read as follows:

> 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 called "GRANTOR,", hereby quitclaims and conveys unto GEORGE L. RITZEN AND MARY K. ATKINS, CO-TRUSTEES OF THE RITZEN FAMILY TRUST U/A/D FEBRUARY 5, 2024, hereinafter 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 9-25-19 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 Reigle and Stacy Reigle, of record as Instrument No. 20191001-0099729, said Register's Office. Further being the same property conveyed to George L. Ritzen and Mary K. Atkins, husband and wife as Tenants by the Entirety, by Quitclaim Deed dated February 5, 2024, of record as Instrument No. 20240205-0008100, 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.

WHEREAS, Original Grantor and GEORGE L. RITZEN AND MARY K. ATKINS, CO-TRUSTEES OF THE RITZEN FAMILY TRUST U/A/D FEBRUARY 5, 2024 (the "Grantee") have agreed to correct said errors;

NOW THEREFORE, the said Grantor, GEORGE L. RITZEN AND MARY K. ATKINS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, for the purpose of correcting said errors and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, has bargained and sold and by these presents bargains, sells, quitclaims and conveys unto GEORGE L. RITZEN AND MARY K. ATKINS, CO-TRUSTEES OF THE RITZEN FAMILY TRUST U/A/D FEBRUARY 5, 2024, as 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 9-25-19 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 Reigle and Stacy Reigle, of record as Instrument No. 20191001-0099729, said Register's Office. Further being the same property conveyed to George L. Ritzen and Mary K. Atkins, husband and wife as Tenants by the Entirety, by Quitclaim Deed dated February 5, 2024, of record as Instrument No. 20240205-0008100, 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.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said Recorded Deed of record, if any, as Instrument No. 20240206-0008150, Register's Office for Davidson County, Tennessee.

[Signatures and Notary Acknowledgments are on the following pages.]

14 **IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed on this 14 day of January, 2026.

Grantor:

George L. Ritzen

Grantor:

Mary K. Atkins

STATE OF TENNESSEE
COUNTY OF Davidson

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 14 day of January, 2026.

Notary Public

My commission expires: May 9th 2029

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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 14 day of January, 2026.

Notary Public

My commission expires: May 9th 2029

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantee has caused this instrument to be executed on this 14 day of January, 2026.

Grantee:

The Ritzen Family Trust u/a/d February 5, 2024

By: _____
Name: George L. Ritzen
Title: Co-Trustee

Grantee:

The Ritzen Family Trust u/a/d February 5, 2024

By: _____
Name: Mary K. Atkins
Title: Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **George Ritzen, Co-Trustee of The Ritzen Family Trust u/a/d February 5, 2024**, 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 14 day of January, 2026.

_____
Notary Public

My commission expires: May 8th 2029

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mary K. Atkins, Co-Trustee of The Ritzen Family Trust u/a/d February 5, 2024** 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 14 day of January, 2026.

_____
Notary Public

My commission expires: May 8th 2029

TREVOR SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00

_____
AFFIANT

Sworn to and subscribed before me, this 16th day of January, 2026.

_____
Notary Public

My Commission Expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

True Copy Certification

I, Amanda R. B. Stephens, 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 January 16, 2026.

Signature

1/16/26
Date

State of Tennessee
County of Williamson

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

Notary Public

01/16/26
Date

My Commission Expires: 01/22/2029

JENNIFER W HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029