Karen Johnson Davidson County
Batch# 1370979 DEEDWARR
01/16/2026 03:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260116-0004207

Map/Parcel:
116-07-0-057.00

Address of New Owner:
Lucy's Palace, LLC, a Tennessee limited liability company
216 Lynnwood Blvd.
Nashville, TN 37205

Send Tax Notices To:
New Owner

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

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20250717-0056404, Register's Office for Davidson County, Tennessee, Fortitude Family Revocable Trust, dated March 14, 2025, hereinafter referred to as "GRANTOR," deeded and conveyed certain parcel(s) of real property in Davidson County, Tennessee to Lucy's Palace, LLC, a Tennessee limited liability company, hereinafter referred to as "GRANTEE"; and

WHEREAS, by inadvertence and mutual mistake, only Fortitude Family Revocable Trust, dated March 14, 2025, executed said Warranty Deed as Grantor. However, the Fortitude Family Revocable Trust, dated March 14, 2025, only owned a portion of the property conveyed to GRANTEE in said Warranty Deed. The Warranty Deed should also have been executed by Meredith Meacham Griffith, individually, in order to convey the entirety of the property to Grantee as intended.

WHEREAS, GRANTOR and GRANTEE have agreed to correct said errors.

NOW THEREFORE, the said GRANTOR, joined by Meredith Meacham Griffith, individually, 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 irrevocably grant, convey, bargain, transfer, set over and sell unto Lucy's Palace, LLC, a Tennessee limited liability company, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the northerly 50 feet of Lots 33 and 34 and the southerly 100 feet of Lots 35 and 36 on the Plan of Royal Oaks, of record in Plat Book 5200, Page 69, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to J. Curtis Cole and wife, Valerie W. Cole by Warranty Deed from John G. Thompson, Jr. and wife, Gail N. Thompson of record in Book 11368, Page 158, Register's Office for Davidson County, Tennessee, dated March 01, 1999 and recorded on March 04, 1999.

Being the same property conveyed to Gerald G. Patterson, Trustee by Quitclaim Deed from

James Curtis Cole and wife, Valerie W. Cole, of record in Instrument No. 20040702-0079345, Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July 02, 2004.

Being the same property conveyed to Meredith M. Griffith, married by Quitclaim Deed from Gerald G. Patterson, Trustee of record in Instrument No. 20040702-0079346, Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July 02, 2004.
(Also see Final Decree of Divorce/Marital Dissolution Agreement under Docket No. 23D-1179, in the Fourth Circuit Court for Davidson County, Tennessee)

TRACT II:
Being a portion of the public right of way closed by Ordinance of the City of Belle Meade, and being more particularly described as the westerly 25 feet of DuPont Avenue, closed by Ordinance No. 90-11 by the City of Belle Meade, which portion of the said DuPont Avenue extends along the easterly border of said Lot 2 in Plat Book 5200, Page 69.

Being the same property conveyed to Meredith Griffith by Quitclaim Deed from T. Scott Fillebrown and wife Lavinia J. Fillebrown, and the City of Belle Meade, Tennessee, of record in Instrument No. 20041115-0136841, Register's Office for Davidson County, Tennessee, dated October 24, 2004 and recorded on November 15, 2004.

Being the same property conveyed to Meredith Griffith, married by Quitclaim Deed from J. Curtis Cole and wife, Valerie W. Cole of record in Instrument No. 20050216-0017791, Register's Office for Davidson County, Tennessee, dated November 16, 2004 and recorded on February 16, 2005.

Being the same property conveyed to Meredith Griffith by Quitclaim Deed from John G. Thompson, Jr. and wife, Gail N. Thompson of record in Instrument No. 20050216-0017792, Register's Office for Davidson County, Tennessee, dated January 11, 2005 and recorded on February 15, 2005.
(Also see Final Decree of Divorce/Marital Dissolution Agreement under Docket No. 23D-1179, in the Fourth Circuit Court for Davidson County, Tennessee)

Being the same property conveyed to Meredith Meacham Griffith, Trustee of the Fortitude Family Revocable Trust, established by the Revocable Trust Agreement of Meredith Meacham Griffith dated March 14, 2025 by Quitclaim Deed from Meredith Meacham Griffith of record in Instrument No. 20250327-0022997, Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 27, 2025.

Being the same property conveyed to Lucy's Palace, LLC., a Tennessee limited liability company by Warranty Deed from Fortitude Family Revocable Trust, dated March 14, 2025 of record in Instrument No. 20250717-0056404, Register's Office for Davidson County, Tennessee, dated July 16, 2025 and recorded on July 17, 2025.

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: 216 Lynnwood Blvd, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to said GRANTEE, **Lucy's Palace, LLC, a Tennessee limited liability company,** its heirs and assigns, forever; GRANTORS and GRANTEE do further covenant with said GRANTEE, **Lucy's Palace, LLC, a Tennessee limited liability company,** that GRANTORS are 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 **Lucy's Palace, LLC, a Tennessee limited liability company,** its 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 8th day of August, 2025.

GRANTORS:

Meredith Meacham Griffith
Individually

Fortitude Family Revocable Trust, dated March 14, 2025

By: _____
Meredith Meacham Griffith
Its: Trustee

[notary section to follow]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith Meacham Griffith,** the within named bargainor, 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 8th day of August, 2025.

Notary Public

My Commission Expires: Nov 8, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith Meacham Griffith**, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Trustee** of **Fortitude Family 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 8th day of August, 2025.

Notary Public

My Commission Expires: Nov 8 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my/our hand(s) this the 16 day of January, 2026.

GRANTEE:

Lucy's Palace, LLC

By: _____
Thomas Linton Holliday
Its: Member

By: _____
Julie Holliday
Its: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Linton Holliday and Julie Holliday,,** with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Members** of **Lucy's Palace, LLC**, the within-named bargainor, and that they, as such **Members,** being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by themselves as Members.

Witness my hand and official seal this 16 day of January, 2026.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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

_____
AFFIANT

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

_____
NOTARY PUBLIC

My commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on January 16, 2026.

Signature

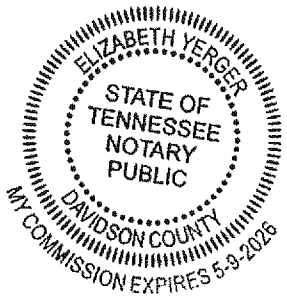
Date: 1/16/26

STATE OF TENNESSEE
COUNTY OF Davidson

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

Notary Public

My commission Expires: 5/9/2026



SEAL