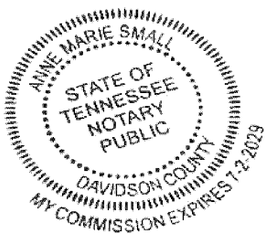
Karen Johnson Davidson County
Batch# 1470774 DEEDWARRSP
09/10/2026 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260910-0083933

Corrective Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,000.00. *(Consideration paid at Instrument No. 20250808-0062989)* Affiant Subscribed and sworn to before me, this the 31st day of August, 2026. Notary Public My commission expires: 7/2/29

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William A. Litzinger and Kristin Fletcher Litzinger Revocable Trust	New Owner(s)	091 12 2E 005.00 CO
810 42nd Avenue North		
Nashville, TN 37209		

This Instrument is being executed and recorded to correct that Special Warranty Deed of record at Instrument No. 20250808-0062989, dated July 25, 2025, recorded August 8, 2025, Register's Office of Davidson County, Tennessee, which incorrectly referenced Unit No. 104 rather than the correct Unit No, 105, and incorrectly referenced map/parcel 091 12 2E 004.00 CO rather than the correct map/parcel 091 12 2E 005.00 CO. For further information, see Tenth Amendment to the Amended and Restated Declaration of record in Instrument No. 20251103-0087551.

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, I/WE, **TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. LITZINGER, A SINGLE MAN, AS TO A 20% INTEREST AND KRISTIN FLETCHER LITZINGER REVOCABLE TRUST DATED OCTOBER 12, 2012, AS TO AN 80% INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 105 of THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime, of record in Instrument No. 20230626-0048526, as amended in Instrument Nos. 20230629-0049886 (Scrivener's Affidavit in Instrument No. 20230707-0051997), 20240521-0037703, 20250214-0011536, 20250324-0021971, 20250326-0022557, 20250326-0022668, 20250415-0028780, 20250421-0029889, 20250520-0039735, 20250703-0052672, 20250723-0058379 and 20251103-0087551, Memorandum of Subdivision Roadway in Instrument No. 20230825-0066572, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on

Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Quitclaim Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021508, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on February 24, 2022.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Special Warranty Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021507, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022 and recorded on February 24, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 810 42nd Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2026.

Toll Southeast LP Company, Inc., a Delaware corporation

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

ACKNOWLEDGEMENT OF GRANTEE(S):

William A. Litzinger

William A. Litzinger

Kristin Fletcher Litzinger Revocable Trust dated October 12, 2012

By: Kristin F. Litzinger, Trustee
Kristin Fletcher Litzinger, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William A. Litzinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2026.

Notary Public

My Commission Expires:
11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristin Fletcher Litzinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Kristin Fletcher Litzinger Revocable Trust dated October 12, 2012, and that he/she, 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 this 31st day of August, 2026.

Notary Public

My Commission Expires:
11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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 August 31. 2026

Affiant Signature

9th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

