Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 594112 DEEDQC
03/17/2021 01:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210317-0035399

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 17 day of March, 2021.

Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Betsy the Builder, LLC	New Owner	072-09-0-378.00
2327 Fifth St		
Santa Monica, CA 90405		

CORRECTIVE QUITCLAIM DEED

This Instrument is being prepared and recorded to correct the Grantee's name in Instrument No. 20161212-0129656 Register's Office of Davidson County, Tennessee.

For and in consideration of the sum of 0 dollars & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen M. Stafford**, hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Betsy the Builder, LLC,** their successors and/or assigns, the Grantors entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel line 175 feet to a dead line.

Being the same property conveyed to Professional Accommodator Corp., Qualified Intermediary for Betsy The Builder, LLC, from Mayford L. Stafford and wife, Helen M. Stafford, by Warranty Deed and recorded on December 12, 2016 of record Instrument Number 20161212-0129656, Registers Office for Davidson County, Tennessee. The said Mayford L. Stafford having since died leaving sole Helen M Stafford as surviving tenant.

This property is improved property known as: **1002 Fairwin Ave Nashville, TN 37216.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances of record as may affect the property.

WITNESS my hand as of this 3/10 day of March, 2021.

Helen M Stafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Helen M Stafford**, the within named bargainor, a limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 10 day of March, 2021.

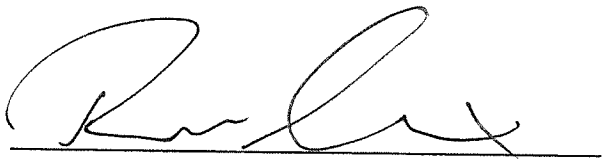
Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

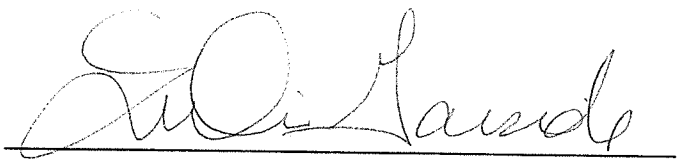


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

