PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (retired)

Karen Johnson Davidson County
Batch# 601527 DEEDQC
03/26/2021 03:21:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210326-0040400

W & I Ref: (DM) Title No.: 61490
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
53rd Avenue, LLC 95 White Bridge Pike; Ste 401 Nashville, TN 37205-1445	SAME

TAX MAP PARCEL NUMBERS: 09107006900

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to correct the legal description on a Quitclaim Deed of record as Inst. No. 20210112-0005578, Register's Office for Davidson County, Tennessee, the undersigned **E.L. Construction, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **53rd Avenue, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 50 feet of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plan No. 2 West Nashville, of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 110 feet to a dead line.

TOGETHER with the easterly 50 feet of Fifty Third Avenue North closed by Bill No. 080-348 and Ordinance No. BL2019-1484 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. NOTE: Tracts 2 and 3 in prior deeds were an attempt to convey the easterly 50 feet of Fifty Third Avenue North closed by Bill No. 080-348 and Ordinance No. BL2019-1484 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to E.L. Construction, by Warranty Deed from GLD Properties, LLC, dated December 11, 2020 and recorded on December 16, 2020 of record in Instrument No. 20201216-0148953, Register's Office for Davidson County, Tennessee. "E.L. Construction" is one and the same as E.L. Construction, LLC, a Tennessee limited liability company. The property was subsequently conveyed to 53rd Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from E. L. Construction, LLC, a Tennessee limited liability company, dated January 8, 2021 and recorded in Inst. No. 20210112-0005578, said Register's Office. This deed is being recorded to correct the legal description of the property as reflected on Inst. No. No. 20210112-0005578, said Register's Office.

This is improved property, known as 1313 53rd Avenue North, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 25th day of March, 2021.

E. L. Construction, LLC, a Tennessee limited liability company
By:

State of Tennessee

County of Davidson

On this 25th day of March, 2021, before me the undersigned authority, personally appeared **Eric Larence, as owner of E.L. Construction, LLC,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $0.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2021.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022