SEND TAX BILLS TO:

E&J Holdings, LLC
937 Plateau Parkway
Nashville, TN 37205

Parcel: 092-13-0-227.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law 212 North Castle
Heights Ave. Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 642504 DEEDQC
05/24/2021 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210524-0069784

QUITCLAIM DEED OF CORRECTION

WHEREAS, **Bryan Grigsby, a formerly unmarried man, and Fenton Ray Grigsby, a married man** have heretofore executed to **E&J Holdings, LLC, a Tennessee limited liability company** a certain Quitclaim Deed of record in **Instrument Number: 20210303-0027095** Register's Office for Davidson County, Tennessee; and,

WHEREAS, by administrative mistake, such Quitclaim Deed contains an incorrect Legal Description and Derivation Clause, and more particularly described to wit:

> **Being the Westerly part of Lot No. 11 of Block No. 23 in E.J. Plummer's Plan of lots, of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**
>
> **Being the same property conveyed to Bryan Grigsby, an unmarried man, and Fenton Ray Grigsby a married man, their heirs and assigns by Warranty Deed from Mary Beth Peery, Executrix of The Estate of Don C. Peery, dated January 12, 2009 and recorded on January 15, 2009 in Instrument 20090115-0004012, Register's Office for Davidson County, Tennessee.**
>
> **Subject to all matters as shown on the Plan of record in Book 161, page 39, Register's Office Davidson County, Tennessee.**
>
> **This is improved property known as 3721 Elkins Avenue, Nashville, TN 37209.**

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and for the purpose of correcting the error, **Bryan Grigsby and wife Danielle Grigsby, and Fenton Ray Grigsby and wife Melinda F. Grigsby** do hereby transfer and convey unto **E&J Holdings, LLC, a Tennessee limited liability company,** its heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 11 of Block No. 23 in E.J. Plummer's Plan of lots as of record in Plat Book 161, page 39, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 11 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Street, and runs back between parallel lines 150 feet to an ally, and includes the Easterly part of Lot No. 12 of Block No. 23 Charlotte Park, Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 and 161, said Register's Office.

Being the same property conveyed to Bryan Grigsby, unmarried, assigns by Quitclaim Deed from Bryan Grigsby, an unmarried man and Fenton Ray Grigsby, and wife Melinda M. Grigsby, dated August 30th, 2011 and recorded on September 13th, 2011 in Instrument 20110913-0071059, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to all matters as set forth in Plan of record in Book 161, page 39, and in Book 57, pages 160 and 161, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3721 Elkins Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **E&J Holdings, LLC, a Tennessee limited liability company** its heirs and assigns, in fee simple, forever.

WITNESS this 21 day of May, 2021.

GRANTORS:

Bryan Grigsby

Danielle Grigsby

Fenton Ray Grigsby

Melinda M. Grigsby a/k/a Melinda F. Grigsby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Bryan Grigsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this this 21 day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Danielle Grigsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this this 21 day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Fenton Ray Grigsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this this 21 day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Melinda F. Grigsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this this 21 day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21



Tennessee Certification of Electronic Document

I, TODD A. TRESSLER, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, LISA P. CHANEY, a notary public for this county and state,
Notary's Name

TODD A. TRESSLER, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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