Name and Address of New Owner:
BLKM Investments, LLC

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 083-03-2G-001.00-CO

Karen Johnson Davidson County
Batch# 832964 DEEDQC
04/01/2022 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0037791

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Liam S. Cassidy, a single man**, hereinafter called the Grantor(s), convey and quitclaim unto **BLKM Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1408 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190502-0041233, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to BLKM Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210305-0029374, Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on March 05, 2021.

Being the same property erroneously conveyed to Liam S. Cassidy, a single man, by Warranty Deed from BLKM Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220119-0007288, Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded on January 19, 2022. **Said deed was later corrected in the Instrument for Correction of Warranty Deed, of record in 20220316-0030675, Register's Office for Davidson County, Tennessee. Liam S. Cassidy now conveys to the Grantee, any and all right, title, and interest he may have obtained in Unit A, the herein described property.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21 day of March, 2022.

Liam S Cassidy (SEAL)
Liam S. Cassidy

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Liam S. Cassidy** the within named bargainer(s), 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 21st day of March, 2022.

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Brittany Stewart
Notary Public
My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

L N Blakeley
(Affiant)

Sworn to and subscribed before me this
21st day of March, 2022.

Brittany Stewart
Notary Public
My commission expires: 11-3-2025

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Certificate of Authenticity

I, Jennifer Russell, 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

3/21/2022.
Date

Jennifer Russell
Affiant Signature

3/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of March, 2022.

Notary's Signature

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

My Commission Expires: 11-22-2023
Date

Notary's Seal (if on paper)