QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of April, 2022.

NOTARY PUBLIC

COMMISSION EXPIRES:

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCT. 2, 2024

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 844052 DEEDQC
04/21/2022 04:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220421-0046469

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Rodney M. Rosenblum and Mary L. Rosenblum 120 Wellington Park Court Nashville, TN 37215	Same as Owner	130 08 0E 002.00

WHEREAS, Grantee herein executed and delivered a Quitclaim Deed to Grantor herein dated June 28, 2021, which was recorded in the Register's Office for Davidson County, Tennessee on July 7, 2021 in Instrument No. 20210707-0091127, wherein Grantee intended to transfer and convey to Grantor only a small portion of the property owned by Grantee identified as Parcel ID # 130 08 0# 002.00 in the official maps of the Assessor of Property for Davidson County, Tennessee, and which Quitclaim Deed in fact depicted and described a small portion of said parcel, but said Quitclaim Deed has been deemed and treated by the Assessor of Property for Davidson County as a transfer by Grantee herein to Grantor herein of all of the referenced Parcel ID #, and a Scrivener's Affidavit prepared and executed by the preparer of said Quitclaim Deed, and recorded in said Register's Office in Instrument No. 20210914-0123123 sought to add a derivation clause to said Quitclaim Deed that referenced the property conveyed as a "portion" of the referenced Parcel ID #, but did not have the effect mutually desired by Grantee and Grantor of rectifying the error, and

WHEREAS, due to the foregoing circumstances Grantee and Grantor have agreed that Grantor herein should transfer and convey back to Grantee herein all of the right, title and interest of Grantor in the referenced Parcel ID # that was conferred upon Grantor by the referenced Quitclaim Deed and Scrivener's Affidavit, to restore the status of record title to the referenced Parcel ID # to the status quo existing prior to the recording of the referenced Quitclaim Deed and Scrivener's Affidavit, and therefore,

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the purpose of restoring fee simple title to the Grantee named herein, I, **MARK S. SERKIN** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **RODNEY M. ROSENBLUM and wife, MARY L. ROSENBLUM** (hereinafter "Grantee"), and their heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 2 "Revised", Residential Planned Unit Development, Wellington Park, as recorded in Book 6200, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property in which an interest was conveyed to Mark S. Serkin (Grantor herein) by Rodney M. Rosenblum and wife, Lynne L. Rosenblum (being one and the same as Mary L. Rosenblum) by the Quitclaim Deed of record in Instrument No. 20210707-0091127, as corrected by Scrivener's Affidavit of record in Instrument No. 20210914-0123123 in said Register's Office. This conveyance is intended to relinquish to Grantee herein all rights of Grantor conveyed by the above-referenced Quitclaim Deed and Scrivener's Affidavit. This further being the same property conveyed to the said Rodney M. Rosenblum and wife, Lynne L. Rosenblum (being one and the same as Mary L. Rosenblum) by Warranty Deed of record in of record in Book 7280, Page 424 in said Register's Office, this conveyance being to restore to them the fee simple title that was conveyed to them therein.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 14 day of April, 2022.

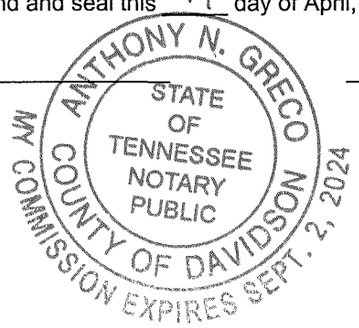
Mark S. Serkin, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark S. Serkin, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 14 day of April, 2022.

Commission Expires: _____



_____
Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 14th day of April, 2022.

_____ April 14, 2022
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14th day of April, 2022.

_____
Notary's Signature



Commission Expires: January 10, 2023