Karen Johnson Davidson County
Batch# 934914 DEEDQC
10/27/2022 02:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221027-0116515

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 25 day of October, 2022.

Notary
Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Surge Enterprises, LLC 604 Cheshire Circle Franklin, TN 37069	NEW OWNER	090-N-16-2.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Molly D. Puzycki and David T. Wright, husband and wife,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM UNTO, **Surge Enterprises, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT, TITLE, AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being "Unit B" of 517 Westboro Drive, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 517 Westboro Drive, a Planned Unit Development, of record in Instrument No. 20190906-0090045 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Surge Enterprises LLC, a Tennessee limited liability company, by Warranty deed from William H. Mercer, unmarried, and Sarah Beth Purcell, unmarried, of record in Instrument No.

20190131-0009509, Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

Also being a portion of the same property inadvertantly conveyed to Molly D. Puzycki and David T. Wright, husband and wife, by Warranty Deed from Surge Enterprises, LLC, dated September 3, 2019 and recorded on September 12, 2019 in Instrument No. 20190912-0092610 in the Davidson County Register's Office, for which a Scrivener's Affidavit was then recorded in Instrument Number 20201231-0155032.

This is unimproved property known as 517B Westboro Drive, Nashville, Tennessee 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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, THAT NO TITLE SEARCH WAS CONDUCTED, 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.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Nothing in this instrument is intended to, and nothing in this instrument should be interpreted to, revise, modify, or alter any part of the Declaration of Covenants, Conditions, and Restrictions for 517 Westboro Drive, a Planned Unit Development, of record in Instrument Number 20190906-0090045, Register's Office for Davidson County, Tennessee, as amended by the Amendment to Declaration of Covenants, Conditions, and Restrictions for 517 Westboro Drive, a Horizontal Property Regine, of record in Instrument Number 20191106-0114562, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is being executed to correct an error in Instrument No. 20190912-0092610, a Warranty Deed between Surge Enterprises, LLC as Grantor, and Molly D. Puzycki and David T. Wright as Grantees. In said Instrument, the legal description for the entire tract prior to it becoming a Planned Unit Development was errouneously included as being conveyed, instead of the correct legal description for "Unit A" of 517 Westboro Drive, as it should have been. See Scrivener's Affidavit recorded in Instrument Number 20201231-0155032.

(Signature pages to follow)

Witness my hand this 14 day of October, 2022.

Molly D. Puzycki

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Molly D. Puzycki** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of Oct, 2022.

Notary Public
My Commission Expires: 1-8-24

MATTHEW A. MOUSHON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 8, 2024

Witness my hand this 14 day of October, 2022.

David T. Wright

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **David T. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of October, 2022.

Notary Public
My Commission Expires: 1-5-24

MATTHEW A. MOUSHON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 5, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 10/14/2022.

Affiant Signature

10/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/2022

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON