This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Karen Johnson Davidson County
Batch# 986547 DEEDQC
03/30/2023 09:31:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230330-0023056

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 23 day of March, 2023.

Notary Public

My Commission Expires:

JO WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kelsey Nash and Elizabeth Nash			
217 Eastmoreland St. Unit B	0 Robb Road	New Owner	060-07-0-120.00
Nashville, TN 37207	Nashville, TN 37207		

CORRECTION QUITCLAIM DEED

NOTE – This Correction Quitclaim Deed is being filed to clarify and re-affirm Grantee as the current owner. See previous deed of record filed under Instrument Number 20220613-0066859, Register's office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Liquid Property Group, LLC, a Delaware limited liability company** (Grantor) does hereby quitclaim, transfer and convey unto **Kelsey Nash and Elizabeth Nash, husband and wife** (Grantees), their heirs and assigns, all of its rights, title and interests, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly part of Reserved Parcel I, Hillhurst Acres, Section 3 of record in Book 2331, Page 86, Register's Office.

Beginning at a concrete monument in the Westerly margin of Robb Road, the Northeasterly corner of Lot 55; thence leaving said road, and along the Northerly line of said Lot 55 Westerly 205.4 feet to a concrete monument, the Northeasterly corner of Lot 54; thence in a Northeasterly direction with the rear line of said Lot 54, 219.4 feet to a concrete monument; thence Northerly 52.9 feet to a concrete

monument, the common rear corner of Lot 53 and the herein described tract; thence South 83 degrees 12 minutes East 282.4 feet to a concrete monument; thence continuing with the Northerly line of the herein described tract 56.0 feet to an iron pin, the Northwesterly corner of a tract of land conveyed to City of Nashville in Book 2480, Page 495, and corrected in Book 2496, Page 88; thence Southerly 140 feet to an iron pin in the Northwesterly corner of Lot 69, the Southwesterly 25 feet, more or less, to approximate center line of the terminus of Robb Road as evidenced in Book 2331, Page 86, in Register's Office Davidson County; thence Northerly with the centerline of said road, 9.9 feet to a point; thence Southwesterly 25 feet more or less to a concrete monument, the point of beginning.

Contained within the herein described tract is a 50-foot easement for ingress and egress along the Easterly line which is Robb Road extended as of record in Book 2331, Page 86, Register's Office.

Being the same property conveyed to Liquid Property Group LLC by Warranty Deed from Rodderick Simpson, married, of record in Instrument No. 20220613-0066858, Register's Office for Davidson County, Tennessee, dated June 9, 2022 and recorded on June 13, 2022.

WITNESS my hand this the 22 day of March, 2023.

Liquid Property Group, LLC
a Delaware limited liability company

By:_____
John Tiffin, Sole Member

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, John Tiffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the sole member of Liquid Property Group, LLC, a Delaware limited liability company and who further acknowledged that he is authorized by said company to execute the within instrument as sole Member of the company

WITNESS my hand and official seal this 22 day of March, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 30 OCT 2026

BRANDON ANTHONY WICKER
Notary Public - State of Florida
Commission # HH 327240
My Comm. Expires Oct 30, 2026
Bonded through National Notary Assn.