This Instrument Prepared By:
Rudy & Partners, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

New Owner is:
Blue Mountain Investment Group, LLC
505 Church Street 2104
Nashville, TN 37219

Map and Parcel 09502005700

Karen Johnson Davidson County
Batch # 1195092 DEEDQC
10/17/2024 01:35:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241017-0080714

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 17 day of Oct, 2024.

Notary Public

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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QUITCLAIM DEED OF CORRECTION

WHEREAS, a Quitclaim Deed conveying the within described property to **Blue Mountain Investment Group, LLC** has previously been executed and recorded in Instrument Number 20240822-0064643, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in that it contained a clerical omission in the spelling of the Grantee's name, and.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **Marcus Kurth**, hereinafter called the Grantor, and **Blue Mountain Investment Group, LLC, A Tennessee Limited Liability Company**, by these presents transfer and convey unto the said **Blue Mountain Investment Group, LLC, A Tennessee Limited Liability Company**, hereinafter referred to as Grantee, its successors and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, 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 the same property conveyed to Marcus Kurth, Unmarried from Jimmy T. Wells and wife, Claryce H. Wells by Warranty Deed of record in Instrument Number 20180816-0081186 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blue Mountain Investment Group, LLC (erroneously misspelled Blue Mountain Group, LLC) from Marcus Kurth by Quitclaim Deed of Record in Instrument Number 20240822-0064643 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **246 Barker Rd, Nashville, TN 37214**

Witness our hands this 17 day of Oct, 2024.

GRANTORS:

Marcus Kurth

GRANTEE IN ERROR/GRANTOR:

Blue Mountain Investment Group, LLC
By: Marcus Kurth
Its: Sole Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Marcus Kurth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 17 day of Oct, 2024.

Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TN)
COUNTY OF Davidson)

On this the 17 day of Oct, 2024, before me personally appeared **Marcus Kurth**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Sole Member** of **Blue Mountain Investment Group, LLC**, the within named bargainor, a limited liability company, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Blue Mountain Investment Group, LLC**, as **Sole Member**.

Witness my hand and official seal, this the 17 day of Oct, 2024.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024