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 06916018100

Karen Johnson
Batch # 1195092
10/17/2024 01:35:03 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241017-0080715

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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 20240821-0064304, 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, **Memphis Passive, LLC, a Tennessee Limited Liability Company**, 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 the 13th Civil District of Davidson County, Tennessee, and further described by John Kohl, Surveyor, dated October 31, 1978, as follows:

Said tract fronts 82.5 feet on the west side of County Hospital Road and runs back between parallel lines 252 feet to a dead line in the rear.

Being the same property conveyed to Memphis Passive, LLC from Ronald S. Pardue and wife, Nancy S. Pardue by Warranty Deed of record in Instrument Number 20220203-0012834 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 Memphis Passive, LLC by Quitclaim Deed of Record in Instrument Number 20240821-0064304 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **1809 County Hospital Road, Nashville, TN 37218**

Witness our hands this 17 day of Oct, 2024.

GRANTORS:

Memphis Passive, LLC
By: Marcus Kurth
Its: Authorized Agent

GRANTEE IN ERROR/GRANTOR:

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

ACKNOWLEDGEMENT

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 **Authorized Agent** of **Memphis Passive, LLC**, the within named bargainor, a limited liability company, and that he as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Memphis Passive, LLC**, as **Authorized Agent**.

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

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