Karen Johnson Davidson County
Batch # 1470677 DEEDQC
09/10/2026 08:05:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260910-0083778

This Instrument was Prepared By
and Returnable To (after recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

DEED OF CORRECTION AND QUITCLAIM DEED

(Correcting Quitclaim Deed of Record in Instrument No. 20240624-0046888, Register's Office for Davidson County, Tennessee.)

WHEREAS, by Quitclaim Deed of record in Instrument No. 20240624-0046888, Register's Office for Davidson County, Tennessee (hereinafter "Erroneous Deed"), **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY** (as "Original Grantor") conveyed certain real property in Williamson County, Tennessee, to **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY** (as "Original Grantee").

WHEREAS, by inadvertence and mutual mistake, the incorrect legal description was included in the deed and shown as follows;

WHEREAS, the incorrect legal description reads as follows:

Being Lots No. 61 on the Plan of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County.

Said Lots No. 61 fronts together 65 feet on the Northerly side of Clifton Pike and run back between parallel lines with the Westerly margin of a 12-foot alley, 157 feet to an alley in the rear.

Being the same property conveyed to JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, by Warranty Deed from Brandi Jones, dated March 12, 2019 and recorded March 13, 2019 in Book 6047, page 385, Register's Office for Davidson County, Tennessee in Instrument No. 20190313-0023058.

This is improved property known as 2830 Clifton Ave, Nashville, TN 37209.

WHEREAS, **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY** (collectively as "Grantor") and **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY** (as "Grantee") have agreed to correct said errors;

NOW THEREFORE, the said Grantor, **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY**, for the purpose of correcting said errors and in consideration of the sum of $10.00 in hand paid, has bargained and sold and by these presents does bargain, sell, quitclaim and convey unto **JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY ,** as Grantee, its successors and assigns, any and all interest in a certain tract or parcel of land in Davidson

County, State of Tennessee, which is more particularly described as follows;

NOW THEREFORE, legal description of the Erroneous Deed shall read as follows:

Land in Davidson County, Tennessee, being Lot No. 61, as shown on the map entitled L.C. Thuss' Subdivision of part of the Barrow Lands, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part the same property conveyed to JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, by Warranty Deed from BRANDI JONES, dated March 12, 2019 and recorded March 13, 2019 of record in Instrument No. 20190313-0023058, Register's Office for Davidson County, Tennessee.

This is improved property known as 2830 Clifton Ave, Nashville, TN 37209. TAX PARCEL NUMBER: 092-06-0-340.00.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns, in fee simple forever, and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said Erroneous Deed of record, if any, in Instrument No. 20240624-0046888, Register's Office for Davidson County, Tennessee.

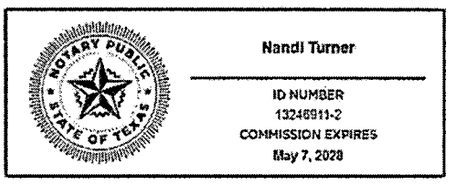
IN WITNESS THEREOF the parties have executed this instrument as of this 8th day of September, 2026.

GRANTOR:

JMS Property Group, LLC
A Tennessee limited liability company

Jaffar Salim

By: Jaff Salim
Its: Authorized Representative



STATE OF Texas
COUNTY OF Harris

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jaff Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the as Authorized Representative of JMS Property Group, LLC, the within named bargainor, a Colorado limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the Authorized Representative.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public

My commission expires: May 7th, 2028

This notarial act was performed with 2-way audio video technology using the Blend Signing Room

GRANTEE:

JMS Property Group, LLC
A Tennessee limited liability company

Jaffar Salim

By: Jaff Salim
Its: Authorized Representative

Nandi Turner
ID NUMBER
13246911-2
COMMISSION EXPIRES
May 7, 2028

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jaff Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the as Authorized Representative of JMS Property Group, LLC, the within named bargainor, a Colorado limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the Authorized Representative.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public

My commission expires: May 7th, 2028

This notarial act was performed with 2-way audio video technology using the Blend Signing Room

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 8th day of September, 2026.

Notary Public

My Commission Expires: 1/22/29

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029

True Copy Certification

I, Brian T. Hurst, 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 8th day of September, 2026.

Affiant Signature

9-8-2026
Date

State of Tennessee)

County of Williamson)

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires: 1/22/29

Notary' Seal (if on paper)

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029