Bill Garrett Davidson County
Batch# 48368 DEEDQC
01/17/2018 02:00:53 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180117-0004868

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

QUITCLAIM DEED OF CORRECTION

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Primo Holdings, a Tennessee general partnership 6666 Brookmont Terrace, #903 Nashville, TN 37203	Same	092-12-0-023.00 092-12-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCOT E. KARR, SUCCESSOR TRUSTEE OF THE TRUST UNDER THAT CERTAIN TRUST DECLARATION AND AGREEMENT DATED OCTOBER 31, 2008 ("Grantor"), by these presents, transfers and conveys unto PRIMO HOLDINGS, a Tennessee general partnership comprised of Morgan I. Karr and Price A. Karr ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property").

The Subject Property is improved property known as 1710 and 1712 Charlotte Pike, Nashville, Tennessee 37203.

The Subject Property is conveyed to Grantee, its successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

This Quitclaim Deed of Correction shall supersede and replace that certain Quitclaim Deed dated November 15, 2017, of record as Instrument No. 20171201-0122936, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has set his duly-authorized signature to be effective as of January 11, 2018.

GRANTOR:

SCOT E. KARR, as Successor Trustee of the Trust under that certain Trust Declaration and Agreement dated October 31, 2008

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

PERSONALLY APPEARED BEFORE ME, Tom Castrovinci, a Notary Public in and for said State and County, the within named SCOT E. KARR, 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 as Successor Trustee of the Trust under that certain Trust Declaration and Agreement dated October 31, 2008, with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 11th day of January, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

SCOT E. KARR

Sworn to and subscribed before me, this 11th day of January, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2019

TOM CASTROVINCI
Notary Public, State of New York
No. 4883459
Qualified in Westchester County
Commission Expires January 26, 2019

EXHIBIT A

THE PROPERTY

TRACT I

All that certain parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee being a portion of Lot 5, John R. Hudson's - Addition to Nashville subdivision plat, as recorded in the Register's Office in Nashville, TN in Plat Book 21 - Page 136 bounded on the South by the northerly margin of Charlotte Avenue, bounded on the west by Lot 6 other lands of FFH Properties, a Tennessee Partnership, on the North by a 20' wide un-named public alley as shown on aforesaid subdivision plat, and on the east by Fisk Street, a 50' wide public street and being more particularly described as follows, to wit:

BEGINNING at an iron pin capped 2230 set at the back of the existing concrete side walk and in the northern right-of-way line of Charlotte Avenue, having a width of 92 feet, said iron pin being 82' westerly from the centerline of Fisk Street and a corner common to Lot 6; thence,

Along said Lot 6, North 27 degrees 00 minutes 20 seconds West, 127.56 feet to an iron pin capped 2230 in the southern right-of-way line of an un-named alley, being 20' in width; thence,

Along said southern right-of-way line of said alley, North 64 degrees 49 minutes 06 seconds East, 57.04 feet to an iron pin capped 2230 set in the western right-of-way line of Fisk Street, having a width of 50 feet; thence,

Along said western right-of-way line of Fisk Street, South 27 degrees 00 minutes 20 seconds East, 112.06 feet to an iron pin capped 2230 set at the point of curvature for the street return curve at the intersection of the western right-of-way line of Fisk Street and the northern right-of-way line of Charlotte Avenue; thence,

Along said street return curve, along a curve having a radius of 15.00 feet, an arc length of 23.56 feet (chord bearing & distance - South 19 degrees 19 minutes 10 seconds West, 21.21 feet) to an iron pin set in the northern right-of-way line of Charlotte Avenue; thence,

Along said northern right-of-way line of Charlotte Avenue South 64 degrees 19 minutes 10 seconds West, 41.67 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 7,206 square feet - 0.17 acres more or less.

The above description is per survey by LTT Land Surveying, LLC dated 10-27-08.

BEING a portion of the property conveyed to Marshall I. Karr, Trustee, by a deed from FFH Properties, a Tennessee general partnership, of record as Instrument No. 20081103-0109432, in the Register's Office for Davidson County, Tennessee. Said Marshall I. Karr, Trustee, has been succeeded by Scot E. Karr, Successor Trustee, pursuant to that certain Notice of Appointment of Successor Trustee of record as Instrument No. 20180117-0004866, said Register's Office. Said Trust Declaration and Agreement dated October 31, 2008 is further evidenced and supported by that certain Certificate of Trust of record as Instrument No. 20180117-0004867, said Register's Office.

TRACT II

All that certain parcel of Land in the First Civil District of Nashville, Davidson County, Tennessee being a portion of Lot 6, John R. Hudson's - Addition to Nashville subdivision plat, as recorded in the Register's Office in Nashville, TN in Plat Book 21 - Page 136 bounded on the South by the northerly margin of Charlotte Avenue, bounded on the west by Lot 7 lands of Marshall Karr, on the North by a 20' wide un-named public alley as shown on aforesaid subdivision plat, and on the east by Lot 5 other lands of FHH Properties, a Tennessee Partnership, and being more particularly described as follows, to wit:

BEGINNING at an iron pin capped 2230 set at the back of the existing concrete side walk and in the northern right-of-way line of Charlotte Avenue, having a width of 92 feet, said iron pin being 82' westerly from the centerline of Fisk Street and a corner common to Lot 6; thence,

Along said Northern right-of-way line of Charlotte Avenue South 64 degrees 19 minutes 10 seconds West, 50.01 feet to a point inside the existing building on Lot 7, said point bears North 27 degrees 00 minutes 20 seconds West, 0.20 feet from a mag-nail reference point set in the concrete sidewalk adjacent to said building; thence,

Along said Lot 7 North 27 degrees 00 minutes 20 seconds West, 128.00 feet to a mag-nail set in a parking lot pavement and in the southern right-of-way line of an un-named alley, being 20' in width; thence,

Along said southern right-of-way line of said alley, North 64 degrees 49 minutes 06 seconds East, 50.03 feet to an iron pin capped 2230 set, said iron pin being a corner common to Lot 5; thence,

Along said Lot 5 South 27 degrees 00 minutes 20 seconds East, 127.56 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 6,389 square feet - 0.15 acres more or less.

The above description is per survey by LTT Land Surveying, LLC dated 10-27-08.

BEING a portion of the property conveyed to Marshall I. Karr, Trustee, by a deed from FFH Properties, a Tennessee general partnership, of record as Instrument No. 20081103-0109432, in the Register's Office for Davidson County, Tennessee. Said Marshall I. Karr, Trustee, has been succeeded by Scot E. Karr, Successor Trustee, pursuant to that certain Notice of Appointment of Successor Trustee of record as Instrument No. 20180117-0004866, said Register's Office. Said Trust Declaration and Agreement dated October 31, 2008 is further evidenced and supported by that certain Certificate of Trust of record as Instrument No. 20180117-0004867, said Register's Office.