Bill Garrett Davidson County
Batch# 128022 DEEDQC
08/13/2018 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180813-0079602

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Hesham Muhsin
9552 Hampton Reserve Dr
Brentwood, TN 37027

Map and Parcel
105020R00100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Affiant

Subscribed and sworn to before me this 3 day of August, 2018.

Notary Public

My commission expires: 8/20/2019

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a **Quitclaim Deed** conveying the within described property from **TM Investments, LLC, a Tennessee Limited Liability Company** to **Jack R. Saunders, Unmarried**, has previously been executed and put of record in **Instrument No. 20180511-0045529**, Register's Office of Davidson County, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and 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 **TM Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hesham Muhsin,** hereinafter referred to as Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. **105020R00100CO,** described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit 960, Ninth Avenue Townhomes I, as shown in the Declaration of Covenants, Conditions and Restrictions for Ninth Avenue Townhomes I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160623-0064310, 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 part of the same property conveyed to TM Investments, LLC, by Warranty Deed from Q&A Holdings, GP, a Tennessee General Partnership, recorded June 23, 2016 in Instrument No. 20160623-0064309, corrected by Special Warranty Deed (Deed of Correction) in Instrument No. 20160901-0092224, Register's Office for Davidson County, Tennessee.

This is improved property known as: 960 9th Ave. S., Nashville, Tennessee 37203-4738.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantors to further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3 day of August, 2018.

GRANTORS:

TM INVESTMENTS, LLC

By: _____
Tom A Muhsin, Authorized Agent

GRANTEE:

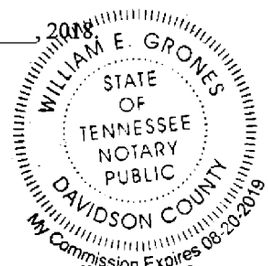
_____
Hesham Muhsin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tom A Muhsin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHORIZED AGENT of TM INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained on behalf of TM INVESTMENTS, LLC.

Witness my hand and official seal, this the 3 day of August, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Hesham Muhsin**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of August, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY