21-1-131

PREPARED BY AND RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Johnson Davidson County
Batch# 606578 DEEDQC
04/05/2021 10:39:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0043768

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gulf, LLC Anderson Series 1453 Bell Rd, Suite 106 Nashville, TN 37211	New Owner
TAX MAP - PARCEL NUMBER: **15005007100**	

Corrective Quitclaim Deed

This Corrective Quitclaim Deed is being recorded to correct and replace in its entirety that Quitclaim Deed recorded September 12, 2018, in Instrument No. 20180912-0090328, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **Farokh Fani,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Gulf, LLC Anderson Series, a Delaware limited liability company,** its successors and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 626 on the Plan of Edge-O-Lake Estate, Section 12, of record in Plat Book 3842, page 236 (misstated by scrivener's error in Deed of record in Instrument No. 20080604-0057042), Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

<u>INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND</u> conveyed to The Metropolitan Government of Nashville and Davidson County by Agreed Final Order of the Third Circuit Court for Davidson County at Nashville of record in Book 9570, page 933, Register's Office for Davidson County.

Being a part of Lot No. 626 on the Plat of Edge-O-Lake Estates, Section 12, as of record in Book 3842, page 236, Register's Office for Davidson County, Tennessee;

Commencing at a point for right-of-way for street purposes in the southeastern boundary of said tract and a tract owned by Joseph M. Hicks, as of record in Book 5684, page 728, Register's Office for Davidson County, Tennessee, said point also lies on the existing north boundary of Anderson Road;

Thence, in a westerly direction along the existing north margin of Anderson Road, for a distance of 9 feet, more or less, to the point of beginning;

Thence, in a westerly direction along said margin of Anderson Road, for a distance of 22 feet, more or less, to a point;

Thence, in a northerly direction for a distance of 4 feet, more or less, to a point;

Thence, in a southerly direction, for a distance of 4 feet, more or less, to the point of beginning. Containing an area approximately 88 square feet for right-of-way for street purposes.

Being the same property conveyed to Farokh Fani by Special Warranty Deed from JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, dated March 3, 2009, recorded April 14, 2009, of record in Instrument No. 20090414-0033803, Register's Office for Davidson County, Tennessee.

This property is to be held in the Anderson Series, a separate series of Gulf, LLC (a Delaware Series LLC). Pursuant to Section 18-215(b) of the Delaware Limited Liability Company Act the debts, liabilities, and obligations incurred, contracted for or otherwise existing with respect to such series of the Company shall be enforceable against the assets of such series only and not against the assets of the Company generally or any series thereof, and none of the debts, liabilities, obligations and expenses

incurred, contracted for or otherwise existing with respect to the LLC generally or any other series thereof shall be enforceable against the assets of such series.

This property commonly known as: 2966 Anderson Rd (mailing address) a/k/a 1625 Anderson Rd (tax card), Nashville, TN 37217

WITNESS MY HAND on this the 1 day of April, 2021.

Farokh Fani

Gulf, LLC Anderson Series, a Delaware limited liability company

By: _____
Farokh Fani, Sole Member

STATE OF Tennessee COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Farokh Fani, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1 day of April, 2021.

My commission expires: _____
Notary Public (Seal)

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

STATE OF Tennessee COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, Farokh Fani, with whom I am personally acquainted (or proved identity with satisfactory evidence), and who upon oath, acknowledged himself to be Sole Member of Gulf, LLC Anderson Series, a Delaware limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as sole member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1 day of April, 2021.

My commission expires: _____
Notary Public (Seal)

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

STATE OF Tennessee COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1 day of April, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 1 day of April, 2021

.

My commission expires:

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Notary Public (Seal)