Karen Johnson Davidson County
Batch# 621318 DEEDQC
04/23/2021 09:29:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210423-0054449

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:
GAMI Partners, LLC
650 Wedgewood Ave
Nashville, TN 37203

Map and Parcel: 119 01 0 128.00
119 01 0 129.00

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 21st day of April, 2021.

Notary Public

My commission expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEED OF CORRECTION

QUITCLAIM DEED

WHEREAS, a Quitclaim Deed conveying the within described property from **GAMI Partners, LLC, a Tennessee limited liability company**, to **GAMI Partners, LLC, a Tennessee limited liability company**, for the purpose of combining map and parcel numbers has previously been executed and put of record in **Instrument No. 20210112-0005525, in the Register's Office of Davidson County**, and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in the legal description of the tracts combined therein.

NOW, THEREFORE, for and in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **GAMI Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GAMI Partners, LLC, a Tennessee limited liability company**, for the purpose of combining map and parcel numbers 119 01 0 128.00 and 119 01 0 129.00, described as follows to-wit:

Map & Parcel No. 11901012800

Land in Davidson County, Tennessee, being Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property of record in Book 547, Page 74, Register's Office for said County, to which Plan reference is made for a complete description.

Less and except the parts of said lots sold to the State of Tennessee for the I-440 Highway being more particularly described as follows:

Being parts of Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property as of record in Book 547, Page 74, Register's Office Davidson County.

Beginning at a point in the Westerly margin of Wickson Avenue said point being the Northeast corner of Lot No. 23 of said plan; thence with the Northerly boundary of Lots 23, 22 and 21 150 feet to the Southwest corner of Lot No. 54 on said plan; thence with the Easterly boundary of Lot No. 54 North 6 degrees 08 minutes East 42 feet to a point; thence North 81 degrees 37 minutes East 154.2 feet to the West margin of Wickson Avenue; thence with said margin South 6 degrees 08 minutes West 79 feet to the point of beginning and containing 0.206 acre, more or less and being the same property conveyed to the State of Tennessee by deed from Willis B. Jonte and wife, Mary Jonte as of record in Book 4367, Page 1, Register's Office Davidson County.

Map & Parcel No. 11901012900

Land in the Sixth District of Davidson County, Tennessee, being the Northerly part of Lot 56 on the Plan of Subdivision of G. P. Rose's Property dated March 1925, said Plan being of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 56 fronts 27 feet on the Westerly side of Wickson Avenue and extends back between parallel lines 150 feet to the rear of Lot No. 53 of the said plan.

Being a portion of the same property conveyed to **GAMI Partners, LLC, a Tennessee limited liability company**, by Warranty Deed from **Carl Crandall Maxwell, unmarried**, of record in **Instrument No. 20210112-0005523, in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 16 day of April, 2021.

GRANTOR:

GAMI Partners, LLC

By: _____
Jeffrey Gaw, Member

By: _____
Luka Milicevic, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member GAMI Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of GAMI Partners, LLC by himself, as Member.

Witness my hand and official seal, this the 16 day of April, 2021.

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

_____
Notary Public

My Commission Expires: 10/2/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Luka Milicevic, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member GAMI Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of GAMI Partners, LLC by himself, as Member.

Witness my hand and official seal, this the 19 day of April, 2021.

_____
Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

GRANTEE:

GAMI Partners, LLC

By: _____
Jeffrey Gaw, Member

By: _____
Luka Milicevic, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member GAMI Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of GAMI Partners, LLC by himself, as Member.

Witness my hand and official seal, this the 16 day of April, 2021.

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

_____
Notary Public

My Commission Expires: 10/21 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Luka Milicevic, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member GAMI Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of GAMI Partners, LLC by himself, as Member.

Witness my hand and official seal, this the 19 day of April, 2021.

_____
Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023