THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch# 621408 DEEDQC
04/23/2021 11:33:32 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210423-0054571

QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
LaGasse Commercial Investments, LLC 160 Athens Way Nashville, TN 37228	SAME	09216009800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Randolph Marc LaGasse
RANDOLPH MARC LAGASSE

SUBSCRIBED AND SWORN to before me by RANDOLPH MARC LAGASSE this 22nd day of April, 2021.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public
My Commission Expires: 9/7/21

WHEREAS, RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE conveyed certain property to LAGASSE COMMERCIAL INVESTMENTS, LLC by Quitclaim Deed of record in instrument number 20201123-0137503;

WHEREAS, the property description omitted one of three parcels;

WHEREAS, the preparer of the deed has executed a Scrivener's Affidavit attached hereto confirming that the third parcel (which adjoins one the parcels) was inadvertently omitted from the property description;

NOW THEREFORE, to correct the deed of record in instrument number 20201123-0137503 to include the third parcel, RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto LAGASSE COMMERCIAL INVESTMENTS, LLC, a Tennessee limited liability company, its successors and assigns, ("GRANTEE"), all of GRANTORS' right, title and interest in and to a tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 22 day of April, 2021.

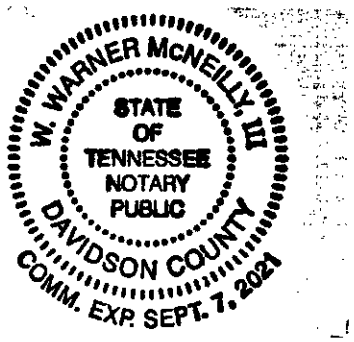
Randolph Marc Lagasse
RANDOLPH MARC LAGASSE

Janice McKeehan Lagasse
JANICE McKEEHAN LAGASSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of Apr. 1, 2021.



NOTARY PUBLIC
My Commission Expires: 9/7/24

EXHIBIT A

A tract or parcel of Land located in Nashville, Tennessee, and being a part of Lot No. 151 on the Map of the Boyd Home Tract, of Record Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to an ALTA As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 16, 2013, as follows:

BEGINNING at an iron rod found in the westerly margin of 19th Avenue North, said iron rod being S 31°49'54"E, 138.99 feet from an iron rod found at the intersection of said margin of 19th Avenue North and the southerly margin of Hayes Street:

THENCE, along the margin of 19th Ave. North, S 31°56'29"E, 61.01 feet to a railroad spike found in the northerly margin of an alley;

THENCE, along the margin of said alley S58°05'22"W, 99.84 feet to a railroad spike found in said margin;

THENCE, along the margin and the easterly line of James Crossman Tax Map 92-16, Parcel 94 as recorded in Book 9716 Page 738, R.O.D.C., TN., N31°54'17"W, 60.82 feet to a railroad spike found at the southwest corner of James Crossman Tax Map 92-16, Parcel 95, Book 9716, Page 738 R.O.D.C., TN;

THENCE, along the southerly line of said Crossman and Gilford Glazer as recorded in Book 4623, Page 506, R.O.D.C., TN., N57°58'59"E, 99.80 feet to the Point of beginning.

BEING the same property conveyed to Randolph M. LaGasse and wife Janice M. LaGasse by deed of record in instrument number 20130830-0091930, R.O.D.C.

This improved property is known as 113 19th Ave. N, Tennessee 37203.

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, W. WARNER McNEILLY, III, ("Affiant") being first duly sworn, states upon oath as follows:

1. I am duly authorized to execute this Scrivener's Affidavit, have actual knowledge of the matters set forth within this Affidavit and am competent to testify in a court of law about the facts stated in this Affidavit.

2. I am licensed to practice law in the State of Tennessee and am a member of the law firm of Watkins & McNeilly, PLLC.

3. I am eligible and qualified under the laws of the State of Tennessee to be the Affiant of this Scrivener's Affidavit in that I am the attorney that prepared the Original Instrument, as defined herein, that is being corrected hereby.

4. I prepared and recorded that certain Quitclaim Deed from RANDOLPH MARC LAGASSE and JANICE McKEEHAN LAGASSE to LAGASSE COMMERCIAL INVESTMENTS, LLC of record in instrument number 20201123-0137503 in the Register's Office for Davidson County, Tennessee (the "Original Instrument").

5. The purpose of this Affidavit is to revise the property description to include tax parcel 09216009800 which I omitted from the deed. The property description of parcel 09216009800 is as follows.

> A tract or parcel of Land located in Nashville, Tennessee, and being a part of Lot No. 151 on the Map of the Boyd Home Tract, of Record Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to an ALTA As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 16, 2013, as follows:

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THENCE, along the margin of said alley S58°05'22"W, 99.84 feet to a railroad spike found in said margin;

THENCE, along the margin and the easterly line of James Crossman Tax Map 92-16, Parcel 94 as recorded in Book 9716 Page 738, R.O.D.C., TN., N31°54'17"W, 60.82 feet to a railroad spike found at the southwest corner of James Crossman Tax Map 92-16, Parcel 95, Book 9716, Page 738 R.O.D.C., TN;

THENCE, along the southerly line of said Crossman and Gilford Glazer as recorded in Book 4623, Page 506, R.O.D.C., TN., N57°58'59"E, 99.80 feet to the Point of beginning.

BEING the same property conveyed to Randolph M. LaGasse and wife Janice M. LaGasse by deed of record in instrument number 20130830-0091930, R.O.D.C.

This improved property is known as 113 19th Ave. N, Tennessee 37203.

Under penalties of perjury, Affiant swears or affirms that the statements made in this Scrivener's Affidavit are true and correct.

Executed this 22nd day of April 2021.

W. WARNER McNEILLY, III

Sworn to and subscribed to before me by W. WARNER McNEILLY, III this 22nd day of April 2021.

Notary Public
My Commission Expires: 1/3/2022

ADRIANNE MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-3-2022