Karen Johnson Davidson County
Batch# 994092 DEEDWARR
04/19/2023 11:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20230419-0028807

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Ave., N.
Nashville, TN 37203

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20220810-0091046, Register's Office for Davidson County, Tennessee, **Siddharth Amin,** (hereinafter "Grantor") conveyed a certain real property of land in Davidson County, Tennessee, to **Sai Sham LLC, a New Jersey limited liability company** ("Grantee").

WHEREAS, by inadvertence and mutual mistake, said Property was conveyed via a Quitclaim Deed with a consideration of deed of One Dollar ($1.00) rather than a Warranty Deed with a consideration of Three Hundred Thousand and 00/100 Dollars ($300,000.00);

WHEREAS, the Grantee and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantee, their heirs successors and assigns, any and all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, by Warranty Deed with a consideration of Three Hundred Thousand and 00/100 Dollars ($300,000.00), said Property described in attached Exhibit A;

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantee, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20220810-0091046, Register's Office for said County.

IN WITNESS THEREOF the parties have executed this instrument as of this 6th of March, 2023.

GRANTOR

Siddharth Amin

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, **Siddharth Amin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 9 day of March, 2023.

Rushang Patel
Notary Public

My commission expires: 7/6/2026

Rushang Patel
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

GRANTEE:

R. Patel

Sai Sham LLC

By: Rashmika N Patel

Its: Owner

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Rashmika N Patel, Authorized Agent for **Sai Sham LLC**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), being authorized to do so executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand, at Office, this 8 day of March, 2023.

Rushang Patel
Notary Public

My commission expires: 7/6/2026

Rushang Patel
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TN - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of March, 2023.

My commission expires:
7/6/2026

Notary Public

Rushang Patel
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

PROPERTY OWNER(S) FOR 3319 OLD HICKORY BLVD., UNIT 1, OLD HICKORY, TN 37138
MAP & PARCEL: 053 12 0B 001.00:

SAME AS PREVIOUS

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/8/2023 (date of document).

Regina Sullo
Affiant Signature

4/19/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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