Karen Johnson Davidson County
Batch# 1047499 DEEDQC
09/07/2023 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230907-0070395

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36722-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HS-Nashville TN 1 LLC 525 Chestnut Street, Suite 204 Cedarhurst, NY 11516	New Owner	10609001800

INSTRUMENT OF CORRECTION AND QUITCLAIM DEED

WHEREAS, by Quitclaim Deed dated March 10, 2020, the same being of record as Instrument No. 20200316-0029119, Register's Office for Davidson County, Tennessee (the "2020 Deed"), **HS-NASHVILLE TN, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantor**") conveyed, or purported to convey, to **HS-Nashville TN 1 LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee") all of that that certain real property being described in the 2020 Deed, which property is also described on the attached Exhibit A; and

WHEREAS, through error and inadvertence, the Grantee was incorrectly named and identified in the 2020 Deed as a Delaware limited liability company, when in fact the Grantee was organized, and remains organized, as a Tennessee limited liability company, there being no such entity filed or existing in the State of Delaware; and

WHEREAS, the Grantor and Grantee wish to correct said error and inadvertence.

NOW, THEREFORE, for and in consideration of the premises, and for the consideration expressed in the said 2020 Deed, the Grantor and Grantee agree that the form of the 2020 Deed is corrected so that the Grantee is named and identified as **HS-Nashville TN 1 LLC, a Tennessee limited liability company**; and

FURTHER, the above named Grantor, by these presents does transfer, convey and quitclaim unto the Grantee named above, its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being all the same property conveyed to HS-NASHVILLE TN, LLC, a Delaware limited liability company, by Special Warranty Deed dated April 23, 2004, from HSI PROPERTIES, LLC, a Delaware limited liability company, of record in Instrument No. 20040521-0060241, Register's Office for Davidson County, Tennessee and further conveyed to HS-NASHVILLE TN 1 LLC, a Delaware limited liability company, by Quitclaim Deed dated March 10, 2020, from HS-NASHVILLE TN, LLC, a Delaware limited liability company, of record in Instrument No. 20200316-0029119, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Instrument of Correction and Quitclaim Deed has been executed and delivered for the purpose of correcting errors contained in the 2020 Deed, of record in Instrument No. 20200316-0029119, said Register's Office. The 2020 Deed correctly identifies the name of the Grantee entity as "HS-NASHVILLE TN 1 LLC", however incorrectly identifies the Grantee entity as being formed in the State of Delaware, rather than in Tennessee, the correct state of formation. Reference is also made to the fact that "Nashville" is not capitalized in the entity's name, as filed with the Tennessee Secretary of State.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of September, 2023.

HS-Nashville TN, LLC, a Tennessee limited liability company

By: _____
Name: Judah Kunstler
Its: Vice President

STATE OF New York]
COUNTY OF Nassau]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judah Kunstler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of HS-Nashville TN, LLC, a Tennessee limited liability company , and who further acknowledged that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said limited liability company.

WITNESS my hand, at office this 6th day of September, 2023.

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified In Nassau County
Commission Expires September 18, 2023

_____
Notary Public
My Commission Expires: _____

STATE OF New York]
COUNTY OF Nassau]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this 6th day of September, 2023.

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified In Nassau County
Commission Expires September 18, 2023

_____
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, this instrument has been executed this 6th day of September, 2023.

HS-Nashville TN 1, LLC, a Tennessee limited liability company

By: _____
Name: Judah Kunstler
Its: Vice President

STATE OF New York]
COUNTY OF Nassau]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judah Kunstler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of HS-Nashville TN 1 LLC, a Tennessee limited liability company , and who further acknowledged that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said limited liability company.

WITNESS my hand, at office this 6th day of September, 2023.

_____
Notary Public
My Commission Expires:_____

ASHER GULKO
Notary Public, State of New York
Reg. No. 01GU6246911
Qualified in Nassau County
Commission Expires September 18, 2023

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office for said County, together with a one acre tract marked Mrs. A Thoni, as shown on said plan, all described more particularly, as follows:

COMMENCING at an iron pin at the intersection of the east R.O.W. margin of Fesslers Lane as widened (formerly Woodycrest Avenue) with the north R.O.W. margin of the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence, with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East, a distance of 147.92 feet to an iron pin, said point being the True Point of Beginning; thence, continuing with the east R.O.W. margin of Fesslers Lane run North 02 deg. 08 min. 00 sec. East, a distance of 182.59 feet to an iron pin, said point being the PC of a curve to the left having a radius of 1304.08 feet and having an arc distance of 61.38 feet; thence, continuing with the east R.O.W. margin of Fesslers Lane run along said curve to the right a chord bearing of North 00 deg. 47 min. 06 sec. East and a chord distance of 61.38 feet to an iron pin; thence, leaving the east R.O.W. margin of Fesslers Lane run South 87 deg. 02 min. 01 sec. East, a distance of 500.57 feet to an iron pin; thence, run South 86 deg. 50 min. 30 sec. East, a distance of 302.96 feet to an iron pin in the west R.O.W. margin of Polk Avenue, said point being the PC of a curve to the right having a radius of 786.60 feet and having an arc distance of 262.04 feet; thence, with the west R.O.W. margin of Polk Avenue run along said curve to the right a chord bearing of South 35 deg. 40 min. 30 sec. West and a chord distance of 260.83 feet to an iron pin; thence, leaving the westerly R.O.W. margin of Polk Avenue run North 89 deg. 04 min. 24 sec. West, for a distance of 658.01 feet to a point and back to the TRUE POINT OF BEGINNING.

Also described as:

LAND in Davidson County, Tennessee, being part of Lot "G" on the plan of the subdivision of the land of L. P. Hagan, Deceased, of record in Book 843, page 80, Register's Office for said County, being a part of Polk Avenue, now abandoned, and being part of Lot 3 on the plan of Louie Lewis property, of record in Minute Book "I", page 288, County Court Clerk and being known as the northwest part of Lot No. 3 of the H.E. Writesman Resubdivision, not of record, and being a one acre tract marked Mrs. A. Thoni, all described according to a copy of a survey thereof dated February 25, 1958, made by Hal R. Swann, Jr., Surveyor, and revised by Michael V. Holmes & Associates, Inc., March 10, 1992, as follows:

BEGINNING at an iron pin in the east margin of Fesslers Lane as widened (formerly Woodycrest Avenue) located North 02 deg. 08 min. 00 sec. East, a distance of 147.92 feet from the north end of the return of Woodycrest Avenue (formerly Kilvington Blvd.); thence, continuing with Fesslers Lane as widened, North 02 deg. 08 min. 00 sec. East, a distance of 182.59 feet to an iron pin; thence, with a curve to the left (having a radius of 1304.08 feet, a delta angle of 02 deg. 41 min. 49 sec. a chord bearing of North 00 deg. 47 min. 06 sec. East and distance of 61.38 feet); thence, 61.38 feet to an iron pin; thence, leaving said Fesslers Lane South 87 deg. 02 min. 01 sec. East, a distance of 500.57 feet to an Iron pin; thence, South 86 deg. 50 min. 30 sec. East, a distance of 302.96 feet to a P.K. nail in the westerly margin of Polk Avenue; thence, southwesterly with a 786.60 foot radius curve to right, a distance of 262.04 feet to an iron pin; thence, leaving said Polk Avenue North 89 deg. 04 min. 24 sec. West, a distance of 658.01 feet to the POINT OF BEGINNING, containing 3.9142 acres, more or less.

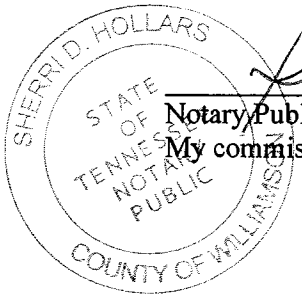
Tax Map ID Number: 10609001800

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 September 7, 2023.

John T. Cook, Esq.
Date: September 7, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 7, 2023.



Notary Public
My commission expires: 1/17/2027