THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1079867 DEEDQC
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AFFIDAVIT OF CORRECTION OF QUITCLAIM DEEDS MADE TO NON-EXISTENT GRANTEE

(Correction to Grantee Name RE: Instrument No. 20210430-0058364 and Instrument No. 202106070075589, Davidson County Register of Deeds)

Come now the below-signed and within-named persons, who are each over 18 years of age, and being duly sworn, would state as follows, to wit:

1. **A & M PARTNERSHIP, consisting of ASHRAF W. MANNAN AND MECHAEL FALTAS as Partners therein,** was vested in certain real property as described and vested as set out below, per Quitclaim Deed of record at **Instrument No. 20191001-0099847**, Davidson County Register of Deeds, to wit:

Two tracts or land, described as follows, to wit:

First Tract:

A tract of land in Davidson County, Tennessee, and being Lot No. 5 of the Re—subdivision of Lots 3, 4 and 5 of The Oaks, a plat or which is of record in Book 4660, page 58, Register's Office, Davidson County, Tennessee. Said lot fronts on the northeasterly side of Murfreesboro Road and the easterly side of Kermit Drive at the intersection of Kermit Drive and Murfreesboro Road and is more particularly described as follows:

Beginning at the end of the radius return at the intersection of Murfreesboro Road and Kermit Drive: thence with the right of way of Kermit Drive N 41° 11' E 237.34 feet to a point, the beginning or a curve to the left; thence with said curve, having a radius of 345.00 feet and an interior angle of 6° 15' 58", 37.73 feet to a point; thence leaving said right of way S 48° 49' E 269.98 feet to a point; thence S 13° 18' W 110.48 feet to a point; thence N 48° 49' W 139.59 feet to a point; thence S 41° 11' W 202.35 feet to a point in the northeasterly right of way of Murfreesboro Road: thence with said right of way N 48° 49' W 155.00 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 25.0 feet and an interior angle of 90° 00', 39.27 feet to the point of beginning, said tract containing 1.49 acres more or less, and being described according to a survey made by A & A Engineers, Inc. Howard W. Anderson, Registered Land Surveyor, Tennessee License No 527, dated September 14, 1992, bearing Job No. 5063-92.

AND

Second Tract:

All that certain lot piece or parcel of land, situate in Davidson County, State of Tennessee, being known, numbered and designated as Lot 4 on the plan entitled Resubdivision of Lots 3, 4 and 5, The Oaks, of record in Book 4660, page 58, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the north right—of—way or Murfreesboro Road at the southeast corner of said lot 4, said point being approximately 336.34 feet from the east right—of—way of Kermit Drive; thence N 48° 49' W, with said north right—of—way of Murfreesboro Road 181.34 feet to a point: thence N 41° 11' E. 202.35 feet to a point: thence S 48° 49' E, 139.59 feet to a point: thence S 13° 18' W, 107.36 feet to a point; thence S 45° 41' W, 107.79 feet to the point of beginning. Said lot containing 0.82 acres, more or less.

BUT LESS AND EXCEPT the following out-conveyance by Order of Condemnation and Possession of record in Instrument No. 20170505-0044819, Davidson County Register of Deeds:

Beginning at a point in the present: Right-of-Way of Murfreesboro Road, said point. being 56 feet left of Station 85+86.32 as shown on the Right-of Way plans for TDOT project NH-1 (338);

Thence, North 45 Degrees 42 Minutes 10 Seconds West, 16.00 feet;
Thence with a curve turning to the right with an arc length of 39.19 feet, a radius of 25.00 feet, a chord bearing of North 00 degrees 47 minutes 39 seconds west, and a chord length of 35.30 feet;
Thence, North 44 degrees 16 minutes 54 seconds east, 15.95 feet;
Thence, South 00 degrees 47 minutes 40 seconds east, 57.90 feet to the point of beginning and containing 704 square feet; more or less.

Being the same property conveyed to Ashraf W. Mannan and Mechael Faltas, as tenants in common, by Warranty Deed from First Cooke Properties, LLC, of record on August 27, 2014, at Instrument No. 20140827-0078016, and the same property further conveyed to A & M Partnership by Quitclaim Deed from Ashraf W. Mannan and Mechael Faltas of record in **Instrument No. 20191001-0099847**, Davidson County Register of Deeds; and

2. **ASHRAF W. MANNAN AND MECHAEL FALTAS and A & M PARTNERSHIP** subsequently executed two Quitclaim Deeds to **A & M, LLC** as Grantee therein, for certain purposes to wit: Quitclaim Deeds at **Instrument No. 20210430-0058364, Davidson County Register of Deeds,** the intent and purpose of which was to insert in the record a new survey description of the above said property, and Quitclaim Deed of record at **Instrument No. 20210607-0075589, Davidson County Register of Deeds,** the intent and purpose of which was to request that the property, having previously been under two tax parcels, be united under a single tax parcel.

3. However, the above said A & M, LLC was not then and is not now in fact a duly formed and registered entity with the state of Tennessee or any other state, and therefore did not exist, and was recited as Grantee by inadvertence and mistake. It is further noted that it had been the intention of ASHRAF W. MANNAN AND MECHAEL FALTAS that the said A & M, LLC be created with them as the sole Members therein, but due to inadvertence and mistake it was not in fact created; and

4. Therefore, given that the above said A & M, LLC did and does not exist, and thus the title to the above said property could not lodge in said non-existent entity, ASHRAF W. MANNAN AND MECHAEL FALTAS and A & M PARTNERSHIP have executed and filed this instrument in order to correct and replace the Grantee stated in the above said Quitclaim Deeds to state **A & M Partnership** as the Grantee in each said Quitclaim Deed; and

5. It is noted that Mecheal Faltas is now deceased, and so the devisees under his Last Will and Testament now execute this instrument as the owners of his interest in the above said A & M Partnership and in the above said property. Mr. Faltas's estate is probated in the **Circuit Court for Williamson County, Tennessee, Probate Division, Case No. 22PR12511, under the style of "ESTATE OF: MECHEAL A. FALTAS".** The sole devisee under his will is the undersigned Mirinda Bebawy, his wife.

Further the Affiants saith naught:

EXECUTED this the 6th **day of December, 2023:**

Ashraf W. Mannan, individually and as Partner in A & M Partnership

Mirinda Bebawy, devisee under the Last Will and Testament of Mecheal Faltas, in place and stead of Mecheal Faltas individually and as Partner in A & M Partnership

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Sworn and subscribed in person before me, the undersigned, a Notary Public in and for said County and State, by the within named **Ashraf W. Mannan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of **December, 2023**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Sworn and subscribed in person before me, the undersigned, a Notary Public in and for said County and State, by the within named **Mirinda Bebawy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of **December, 2023**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 12-6-23 (date of document).

Date: 12-7-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 7th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26