SEND TAX BILLS TO:

Houman Shirinsouei and Neda Eshragi
4736 Potomac Lane
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 N. Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 23-388

Map & Parcel
071-11-0-112.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1173474 DEEDWARR
08/23/2024 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240823-0064927

DEED OF CORRECTION

WHEREAS, **Luis Alva**, has heretofore executed to **Houman Shirinsouei and Neda Eshragi, husband and wife,** a certain Warranty Deed of record at 20231101-0085339, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by mutual mistake, said Deed contained an incorrect legal description:

> **"A tract of land in the First Civil District of Davidson County, Tennessee, and being parts of Lots 4, 6, 7 and 59 of the Map of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 59 in Pleasant View Subdivision of Mrs. McComb's property, Nashville, Tennessee, of record in Book 843, Page 101, Register's Office of Davidson County, Tennessee and being more particularly described according to a survey made by Ragan-Smith Associates, Inc., Project No. 94-126,work order No. 4727, dated March 10, 1995.**
>
> **Being the same property conveyed to Luis Alva by Quit Claim Deed from ALVA, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20120601-0047418 in the Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 1, 2012.**
>
> **Being also known as 3028 Nolensville Pike, Nashville, TN 37211."**

NOW, THEREFORE, for and in consideration of the sum of One Dollars ($1.00), cash in hand paid, and for the purpose of correcting the error, **Luis Alva,** does hereby transfer and convey unto **Houman Shirinsouei and Neda Eshragi, husband and wife**, their heirs and assigns, forever, all of his interest in the following tract or parcel of land, situated and lying in the 10th Civil District of Davidson County, Tennessee, bound and described as follows:

> **"A tract or parcel of land located in Davidson County, Tennessee and being bounded on the West by the easterly Right of Way of Nolensville Pike, on the North by an unnamed 12 foot alley, on the East by Randles and on the South by the remaining lands of Alva, and being more particularly described as follows:**

Beginning at an iron pin set in the easterly margin of Nolensville Pike and the southerly margin of an unnamed alley and being the Northwest corner of the property herein described. Said pin being the POINT OF BEGINNING.

Thence, with the southerly margin of an unnamed alley, South 84 Degrees 17 Minutes 56 Seconds East, a distance of 229.71 feet to an iron pin set. Said pin a common corner of the unnamed alley and the Mona Randles property (QC 20110825-0065685, R.O.D.C.T.) and being the Northeast corner of the property herein described.

Thence, with the line of Randles, South 05 Degrees 03 Minutes 35 Seconds West, a distance of 55.39 feet to an iron pin set. Said pin being a common corner of the remaining lands of Luis Alva, and the southeast corner of the property herein described.

Thence, with the remaining lands of Alva, North 85 Degrees 17 Minutes 17 Seconds West, a distance of 199.35 feet to an iron pin set in the easterly margin of Nolensville Pike. Said pin being the Southwest corner of the property herein described.

Thence, with aforementioned margin of road, North 22 Degrees 05 Minutes 37 Seconds West, a distance of 66.50 feet to the POINT OF BEGINNING.

Said tract containing 0.28 acres or 12,277 sq.ft, more or less by a survey performed by Keith & Associates Land Surveying Inc., dated November 22, 2022.

Being a portion of the same property conveyed to Luis Alva by Warranty deed from Edward Bay Roberts of record in Book 10802, page 500, Register's Office for Davidson County, Tennessee, dated January 5, 1998 and recorded on February 20, 1998.

Being a portion of the same property conveyed to Alva, LLC by Quitclaim Deed from Luis Alva of record in Instrument No. 20100413-0027934 Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on April 13, 2010.

Being a portion of the same property conveyed to Luis Alva by Quitclaim Deed from Alva, LLC, a Tennessee limited liability company of record in Instrument No. 210120601-0047418 Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 1, 2012.

Being a portion of the same property conveyed to Luis Alva by Quitclaim Deed from Todd A. Tressler (for purpose of updating legal description) of record in Instrument No. 20230104-0000717 Register's Office for Davidson County, Tennessee, dated December 27, 2022 and recorded on January 4. 2023.

Being the same property conveyed to Houman Shirinsouei and Neda Eshragi, husband and wife by Warranty Deed from Luis Alva of record in Instrument No. 20231101-0085339 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November 1, 2023."

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **Houman Shirinsouei and Neda Eshragi, husband and wife,** their heirs and assigns, in fee simple, forever.

WE COVENANT with said **Houman Shirinsouei and Neda Eshragi, husband and wife** that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all person whomsoever.

202408230064927

WITNESS this 20 day of 08, 2024.

Luis Alva

Houman Shirinsouei

Neda Eshragi

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Luis Alva** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this ___ day of _____, 2024.

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Houman Shirinsouei**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 20 day of Aug, 2024.

NOTARY PUBLIC

My commission expires: 07.07.27

HAMID RABIEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/07/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Neda Eshragi** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 20 day of Aug, 2024

NOTARY PUBLIC

My commission expires: 07.07.27

HAMID RABIEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/07/2027
COUNTY OF DAVIDSON

202408230064927

WITNESS this 23rd day of AUGUST, 2024.

Luis Alva

Houman Shirinsouei

Neda Eshragi

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Luis Alva** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 23rd day of AUGUST, 2024.

LISA P. CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Houman Shirinsouei**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this ___ day of _____, 2024.

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Neda Eshragi** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this ___ day of _____, 2024

NOTARY PUBLIC

My commission expires:_____

202408230064927

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, 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 August 23, 2024 (date of document).

Affiant Signature

August 23, 2024

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 23rd day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY