Karen Johnson Davidson County
Batch # 1216979 DEEDQC
12/16/2024 02:19:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097541

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hope Investments TN, LLC PO Box 301 Brentwood, TN 37024	SAME

TAX MAP-PARCEL NUMBERS: 04300003300

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to vest the property in the amended name of the LLC, the undersigned **Hope Investments, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Hope Investments TN, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Described according to a survey by Paul G. Weatherford, Tennessee Registered Land Surveyor No. 1941, Weatherford and Associates, LLC, dated February 15, 2023.

Land lying in the 10th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning and old iron rod located at the Southeast corner of Parcel 25 as shown on the plat of Mitchell Subdivision as recorded in Book 9700, page 734, in the Register's Office of Davidson County, Tennessee, said point also defining the Right-of-Way of Gallatin Pike;

Thence, with said Right-of-Way, S 21°38'09" W, 83.01 Feet to a common corner with SHAHOSSEINI, ALI & ZABIHOLLAH as recorded in Instrument Number 20151020-0106733, in the Register's Office of Davidson County, Tennessee;

Thence with said SHAHOSSEINI, ALI & ZABIHOLLAH line, N 81°30'16" W, 208.51 Feet to the Eastern Right-of-Way of the Louisville & Nashville Railroad (now CSX Transportation);

Thence, with said Right-of-Way, N 07°14'38" E, 82.00 Feet to the Southwest corner of said Parcel 25 as shown on said plat;

Thence, with said Parcel 25, S 81°13'10" E, 229.17 Feet which is the point of beginning and having an area of 17,821 Square Feet or 0.41 Acres

Being the same property conveyed to Hope Investments, LLC, a Tennessee limited liability company, by a Warranty Deed from T & J Partnership, a Tennessee general partnership, dated February 16, 2023 and recorded on February 16, 2023, of record in Instrument No. 20230216-0011403, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1107 Gallatin Pike, Madison, TN 37115.

WITNESS THE EXECUTION HEREOF on 12th day of December, 2024.

Hope Investments, LLC, a Tennessee limited liability company

BY: _____
Payman Zad, Sole Member and Manager

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Payman Zad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Sole Member and Manager of **Hope Investments, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such managing member for the purposes therein contained, by signing in the name of the limited liability company as such managing member.

Witness my hand and official seal on 12th day of December, 2024.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on 12th day of December, 2024.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026