Karen Johnson Davidson County
Batch # 1216979 DEEDQC
12/16/2024 02:19:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097543

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: 060150020.01

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:**

Land in Davidson County, Tennessee, being the southerly part of Lots Numbers 39 and 40 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, page 43, Register's Office for said County, described as follows:

Beginning at the northwest corner of Hart and Jones Streets; thence with the westerly margin of Hart Street, northwardly 225 ½ feet; thence westwardly 659 feet, more or less, to the dividing line between Lots Numbers 40 and 47; thence with said line southwardly 295 feet to the northerly margin of Jones Street; thence with same, eastwardly 659 feet to the beginning.

Subject property is also shown on a boundary survey by Paul G. Weatherford, TN RLS No. 1941, dated November 16, 2022 attached as Exhibit "A".

Being the same property conveyed to Hope Investments, LLC, a Tennessee limited liability company, by a Warranty Deed from L & G Construction Company, Inc., dated November 17, 2022 and recorded on November 18, 2022, of record in Instrument No. 20221118-0122797, Register's Office for Davidson County, Tennessee, corrected by Affidavit of Scrivener's Error, of record in Instrument No. 20221130-0125470, said Register's Office.

This is improved property known as: 2614 Hart Street, Nashville, TN 37207.

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.

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

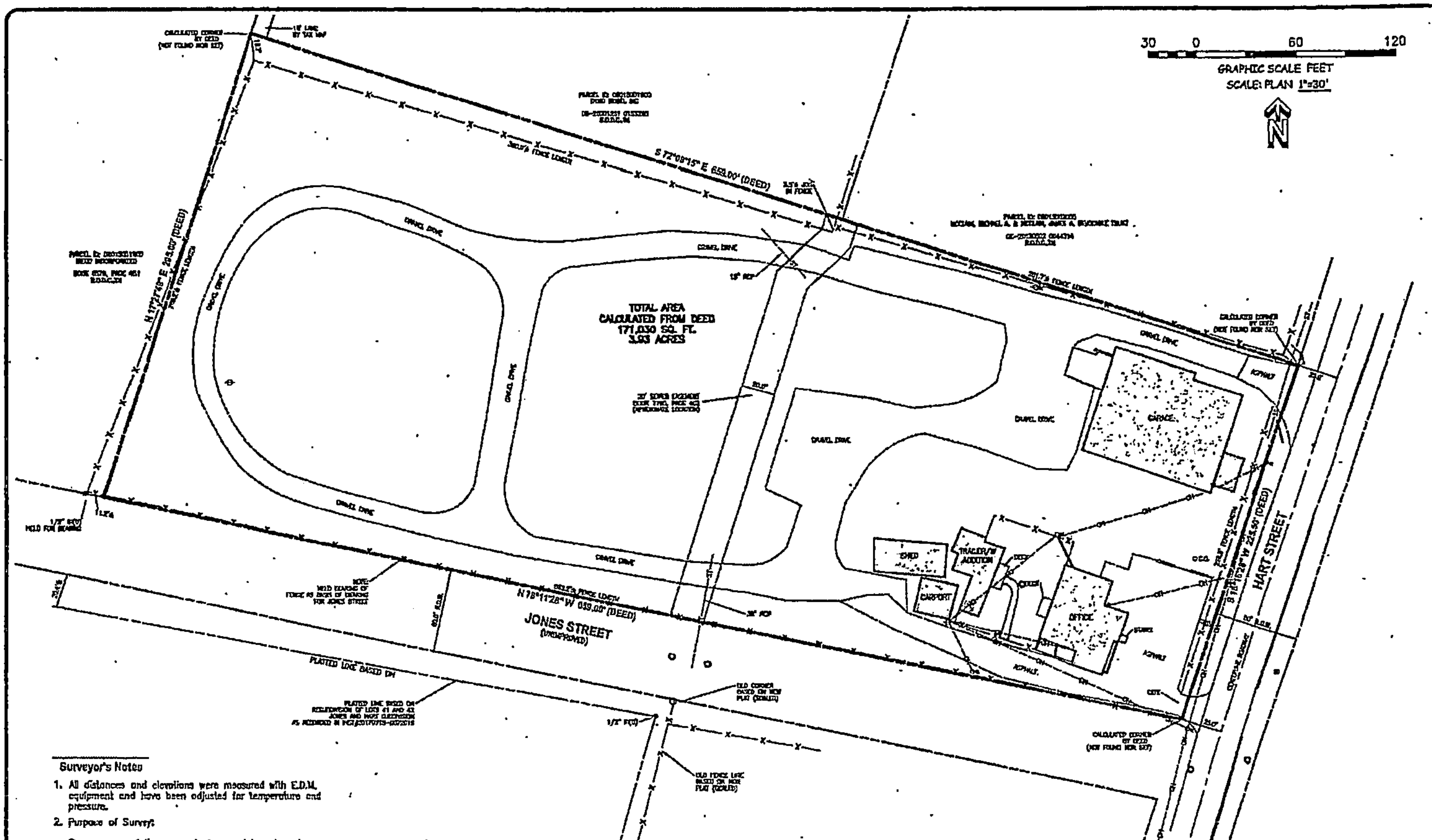
_____
Notary Public

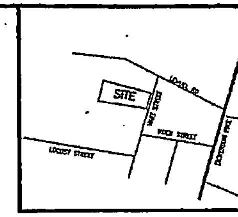
My Commission Expires: _____

WIdoc: QC Deed QDoc

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EXHIBIT "A"





LOCATION SKETCH (NTS)

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

CAUTION:

Utility lines WERE not marked at the time of survey.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Surveyor's Notes

1. All distances and elevations were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. Purpose of Survey:

   The purpose of the survey is to complete a boundary survey showing basic improvements. CAUTION – Based on the age of the current deed of record and the plat for which it refers to, this Surveyor did not find evidence of property corners except as shown hereon. The boundary line shown hereon is solely based on the deed.
3. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
4. Horizontal DATUM = NAD83.
5. PLAT REFERENCE:
   PORTION OF LOTS 39 AND 40, JONES AND HARTS SUBDIVISION AS RECORDED IN BOOK 332, PAGE 43, R.O.D.C., TN.

   DEED REFERENCE: BOOK 4805, PAGE 853, R.O.D.C., TN.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a Title Commitment.
7. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
8. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
9. This surveyor reserves the right to modify the professional opinion as shown hereon if additional evidence is provided to said surveyor.
10. Caution: Title lines do not match possession lines. Existing fence lines meander.

Certification

I hereby certify that this is a Category I survey that was completed in compliance with current Tennessee Minimum Standards of Practice as defined by the rules as established by the Tennessee State Board of Examiners for Land Surveyors for a Lot Survey.

The unadjusted linear error of closure was 1:50,000

Last Field Date: 11/10/22

Map Date: 11/16/22

Legend

I.R.(O) Iron Rod Old; I.R.(N) Iron Rod New; I.P.(O) Iron Pipe Found; F.P. Fence Post; Bench Mark; Stake Found; Fire Hydrant; Water Meter; Catch Basin; Curb Inlet; Storm Pipe; Cable Manhole; Electric Riser; Telephone Riser; Pay Phone; Telephone Booth; Power Pole; Guy Pole; Guy Wire; Up-light; Sewer Valve; Water Spigot; Traffic Signal; Flag Pole; Mailbox; Satellite Dish; Line Break; Centerline; Adjoining Property Line; Subject Property Line; Easement Line; Building Setback Line; Edge of Water; Ditch / Creek Centerline; Minor Contour Line; Index Contour Line; Overhead Electric Line; Overhead Telephone Line; Underground Utility Line; Underground Cable Line; Underground Electric Line

BOUNDARY
SURVEY EXHIBIT
2614 Hart Street
Nashville, TN 37207
PARCEL ID 06015002001

Davidson County, Tennessee

PREPARED FOR:
[illegible] Construction Company, Inc.

DR.	CK.	ORIGINAL DRAFT DATE
PGW	PGW	11/09/2022 BEGIN FIELD SURVEY
		REVISION DATES & DESCRIPTION
PGW	PGW	11/16/2022 - PUBLISH DRAFT SURVEY

SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC

PROJECT NO.	SHEET NO.
22-1849	1 OF 1