Karen Johnson Davidson County
Batch # 1216979 DEEDQC
12/16/2024 02:19:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241216-0097544

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: 034 09 0 174.00 & 034 09 0 182.00

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:**

TRACT I:
Land in Davidson County, Tennessee, being Lot 7B on the Plan of the Resubdivision of Lot 7A, 7B and 7C of Rivergate Station, Section 3, of record in Book 8250, page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of the Resubdivision of Lot 4 of Rivergate Station, Section Two, Phase Five, of Record in Book 8250, page 418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hope Investments, LLC, a Tennessee limited liability company, by a Special Warranty Deed from FRC Auto TN3, LLC, a Texas limited liability company, dated April 28, 2023 and May 2, 2023 and recorded on May 9, 2023, of record in Instrument No. 20230509-0034578, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1535 & 1537 Gallatin Pike N., 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.

_____
Notary Public

My Commission Expires: _____

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

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

WIdoc: QC Deed QDoc