Karen Johnson Davidson County
Batch# 1273595 DEEDWARRSP
05/15/2025 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250515-0038361

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

New Property Owner Address:	**Send Tax Notices to:**	**Tax/Map Parcel No.**
Skyline Hotel LLC 4811 Lebanon Pike STE 200. Hermitage, TN 37076	Skyline Hotel LLC	050120A00900CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.
Transfer tax has been previously paid in Instrument No. 20250220-0012306.

Affiant

Subscribed and sworn to before me this 14 day of May, 2025.

Notary Public

My commission expires: 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

CORRECTIVE SPECIAL WARRANTY DEED

WHEREAS, a Special Warranty Deed conveying the within described property from **SKYLINE COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, has previously been executed and put of record in **Instrument No. 20250220-0012306,** Register's Office of **DAVIDSON** County, Tennessee.

WHEREAS, the said Special Warranty Deed contained the incorrect legal description of the property;

WHEREAS, the above said Special Warranty Deed inadvertently conveyed Lot 1A to **SKYLINE HOTEL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (the "Grantee");

WHEREAS, it being the intention of all parties that the Grantees were **to be conveyed Lot 1B**, at that time and the parties now execute this Deed of Correction to convey the correct parcel of land.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and hereby correct and replace the legal description of the property conveyed in the above referenced Special Warranty Deed, **SKYLINE COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SKYLINE HOTEL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantee, their heirs and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 050120A00900CO, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1B on the Final Plat of the Re-Subdivision of Lot 1 of the Re-Subdivision of Lot 2A Nashville Commons, First Revision, of record in Instrument No. 20220304-0025230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being part of the same property conveyed to Skyline Commons, LLC, a Florida Limited Liability Company by Special Warranty Deed from Bank of America, N.A. of record in Instrument No. 20141217-0115346, Register's Office for Davidson County, Tennessee.

This Corrective Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B shown in the Special Warranty Deed of record in Instrument No. 20250220-0012306, Register's Office of Davidson County, Tennessee, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6 day of May, 2025.

GRANTEES:

Skyline Hotel LLC

BY: _____
Kalpesh Patel
Manager

BY: _____
Divyesh Gopal
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALPESH PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE HOTEL LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 of May, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIVYESH GOPAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE HOTEL LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 of May, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 14 day of May, 2025.

GRANTOR:

Skyline Commons, LLC

BY: _____
Bennett L. David, III
Manager

BY: _____
Kim Zastenik
Manager

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENNETT L. DAVID, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE COMMONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of May, 2025.

_____
Notary Public
My Commission Expires: 4-6-2026
(SEAL)

FAZIA Z. GHANI NOTARY PUBLIC MY COMMISSION EXPIRES 4-6-2026 STATE OF FLORIDA COMMISSION NUMBER HH 235321

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM ZASTENIK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE COMMONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of May, 2025.

_____
Notary Public
My Commission Expires: 4-6-2026
(SEAL)

FAZIA Z. GHANI NOTARY PUBLIC MY COMMISSION EXPIRES 4-6-2026 STATE OF FLORIDA COMMISSION NUMBER HH 235321

I, John Gleaves, 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 May 14, 2025 (date of document).

Affiant Signature

Date: May 14, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

