This Instrument Was Prepared By & Return To:
Concord Title
3000 Meridian Blvd, Ste 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1311085 DEEDQC
08/15/2025 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250815-0065341

INSTRUMENT OF CORRECTION OF DEED

This Corrective Quit Claim Deed is made and entered into this 15 day of August, 2025, by and between: Prosperous Enterprise, LLC, a Tennessee limited liability company and Sharp Avenue Project, LLC, a Tennessee limited liability company

WHEREAS, by Quit Claim Deed of record in Instrument No. 20250507-0035605, in the Register's Office for Davidson County, Tennessee, the Grantor conveyed certain real property to Sharpe Ave Project, LLC, a Tennessee limited liability company and/or nominee; and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the name of the Grantee;

WHEREAS, the correct legal entity name of the Grantee is Sharp Avenue Project, LLC, a Tennessee limited liability company;

WHEREAS, the Grantee has requested, and the Grantor has agreed, to execute this Corrective Quit Claim Deed to correct said error;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of correcting the error described above, the Grantor, Prosperous Enterprise, LLC, a Tennessee limited liability company, does hereby grant, bargain, sell, transfer, and convey unto the Grantee, Sharp Avenue Project, LLC, a Tennessee limited liability company, its successors and assigns, all of the Grantor's right, title, and interest in and to the following described real property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 8 feet of Lot No. 7 and the westerly 42 feet of Lot No. 8, on the Plan of Greenway Subdivision, of record in Plat Book 421, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Prosperous Enterprise, LLC, a Tennessee limited liability company by deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated March 31, 2025, of record in Instrument No. 20250402-0024901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharpe Ave Project LLC, a Tennessee limited liability company by deed from Prosperous Enterprise, LLC, a Tennessee limited liability company, of record in Instrument No. 202510507-0035605, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1129 Sharpe Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title, and interest thereto belonging, unto the said Grantee, its successors and assigns, in fee simple forever.

This Corrective Quit Claim Deed is made solely to correct the name of the Grantee as set forth in the above-described prior instrument and is not intended to alter or modify the substance of the original conveyance in any other respect.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 15th day of August, 2025.

GRANTOR:

Prosperous Enterprise LLC
By: Enrique Selman Jr.

State of TENNESSEE
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Enrique Selman Jr.*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself f to be the ***Sole Owner*** of ***Prosperous Enterprise, LLC*** the within named bargainor, and that he/she as such ***Sole Owner*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole Owner***.

Witness my hand and official seal this 15th day of August, 2025.

Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the ____ day of August, 2025.

GRANTEE:

Sharp Avenue Project, LLC
By: Enrique Selman Jr.

GRANTEE:

Sharp Avenue Project, LLC
By: Brad Biel

State of TENNESSEE
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Enrique Selman Jr. and Brad Biel*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the ***Members*** of ***Sharp Avenue Project, LLC*** the within named bargainor, and that he/she as such ***Members*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Members***.

Witness my hand and official seal this 15th day of August, 2025.

Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Owner Name & Property Address:

Name: Sharp Avenue Project LLC
Address: 1129 Sharpe Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Sharp Avenue Project LLC
Address: 1225 4th Ave S Apt 102
City, State, Zip: Nashville TN 37210

Tax ID: 083-01-326.00

Certificate of Authenticity

I, Holly A Mason, 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 8/15/25.

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of August, 2025

Notary's Signature

Notary Seal

My Commission Expires: 3-6-29