Karen Johnson Davidson County
Batch# 1450391 DEEDQC
07/22/2026 09:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260722-0066262

Corrective, Correction or Confirmation Deed -- Correction of Mistakes in Prior Deed

This confirmation deed is made on July 20, 2026 by JACOB HUSARI, of 1401 Gallatin Pike, Nashville, Tennessee hereinafter called ***Grantor***, to 1401 Gallatin Pike Property Trust, hereinafter called ***Grantee***.

Whereas, *Grantor* conveyed to *Grantee* by Quitclaim Deed real property described in the deed, which property was conveyed to 1401 GALLATIN PIKE PROPERTY TRUST, dated February 23, 2024, u/a dated February 29, 2024, Samia H. Zumot, Trustee, "Grantee, and recorded as Instrument Number 20240515-0035955 in the office of the recorder of deeds of Davidson County, Tennessee and

Whereas, a copy of the deed is attached hereto as **Exhibit A**, and made a part of this instrument as fully and to the same effect as if set forth in this instrument in its entirety, and

Whereas, in the deed incorporated in this deed, by mistake of the parties, the dates of the 1401 GALLATIN PIKE PROPERTY TRUST in the second paragraph from the top of the page 1 shows February 23, 2024, u/a dated February 29, 2024 set forth instead of the correct date of just u/a dated February 29, 2024, which was in fact intended by the parties and which would adequately express the agreement between them, and

Whereas, to prevent future difficulties, and to permit recordation of a deed that reflects the true agreement of the parties in every respect, the parties desire to correct the described errors;

Now, therefore, *Grantor*, in consideration of $10.00 and other good and valuable consideration, the receipt of which is acknowledged, grants, conveys, and quitclaims to *Grantee* that parcel of real property located in Davidson County, Tennessee and described as follows:

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 29 th day of February 2024 by and between Jacob Husari, Grantor/Trustor, conveys his entire interest of the real property to the 1401 GALLATIN PIKE PROPERTY TRUST, u/a dated February 29, 2024, Samia H. Zumot, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

WITNESS MY SIGNATURE this the 20 day of July, 20 26.

Grantor JACOB HUSARI

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20 day of July 2026 within my jurisdiction, the within named, JACOB HUSARI, who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission expires:
5-6-2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant: _____

Signed before me, witness my hand and official seal.
This 20 th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 5-6-2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

EXHIBIT A

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER: 1401 Gallatin Pike Property Trust
1401 Gallatin Road
Nashville, TN 37206

SEND TAX BILLS TO: SAME
MAP-PARCEL NOS. 73-13-394
Prepared by: Douglas L. Waterman, Attorney at Law, PLLC
Dba Waterman Law Firm
4701 Trousdale Drive, Suite 211
Nashville Tennessee 37220

Karen Johnson Davidson County
Batch # 1134871 DEEDQC
05/15/2024 12:07:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20240515-0035955

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 24 th day of February 2024 by and between Jacob Husari, Grantor/Trustor, conveys his entire interest of the real property to the 1401 GALLATIN PIKE PROPERTY TRUST, dated February 23, 2024, u/a dated February 29, 2024, Samia H. Zumot, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

Such land described real property in Davidson County, Tennessee, as follows:

See attached Exhibit "A"

Being the same property conveyed from Farah Dabit to Jacks Market 1401 Gallatin Road., Nashville, 'TN 37206 of record in Instrument No. 200703020025952, Register's Office for Davidson County, Tennessee and Deed of Correction from Farah Dabit to Jacob Husari and Jeries Husari of record in Instrument No. 201508030076583, Register's Office for Davidson County, Tennessee. However, said Deed of Correction was executed by Tommy Dabit as Attorney In Fact for Farah Dabit by virtue of an expired Power of Attorney of record in Instrument No. 200703020025951, Register's Office for Davidson County, Tennessee. Jeries Husari subsequently conveyed his interest in said property to Jacob Husari by Quitclaim Deed of record in Instrument No. 201512040122357, Register's Office for Davidson County, Tennessee. Due to the foregoing Farah Dabit executesd this instrument to convey any and all interest in subject property to Jacob Husari.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF my/our hand(s) and seal on this 24th day of February 2024

JACOB HUSARI

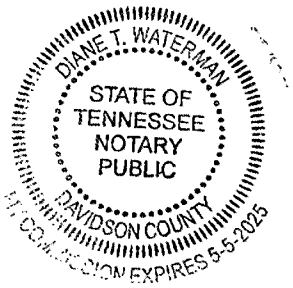
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jacob Husari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 24 th day of February 2024.

Notary Public Diane T. Waterman

My Commission Expires: May 5, 2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 24 th day of February 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

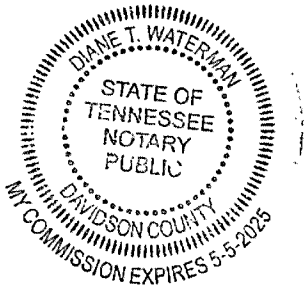


Exhibit "A"

TRACT 1:
LAND in Davidson County, Tennessee, being part of Lots Nos. I and 2 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which is of record in Book 57, page I, Register's Office for said County, and described as follows:

BEGINNING on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to appoint; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the point of beginning.

Also a triangular strip of land lying immediately east of the above described property and being part of Lot No, I of A.H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said county, and is described as follows:

BEGINNING on the northerly margin of Straightway Avenue. formerly Main Street, 140 feet east of the northeast corner of Gallatin Pike and Straightway Avenue, being the southeast corner of the lot conveyed to Atlantic Ice and Coal Co. by deed from HG. Hill Realty Company of record in Book 670, page *645*, Register's Office for said County; thence easterly along the northerly margin of Straightway Avenue 10 feet to a point; thence at right angles northerly and a straight line to the easterly margin of lot conveyed to Atlantic Ice and Coal Co. by deed from H.G. Realty Co. 42 feet, more or less; thence southwesterly, along the easterly margin of said lot, 42 feet, more or less, to the point of beginning.

TRACT II:
A tract of land in the 11th formerly the 18th Civil District of Davidson County, being a part of Lots I and 2 in A.H. Robinson Subdivision of part of Brownsville, a plan of which Subdivision is of record in Book *57*, page 1 of the Register's Office for said County, and is particularly described as beginning a t appoint on the east side of Gallatin Turnpike, at its intersection with the north margin of Straightway Avenue, formerly Main Street, running thence eastwardly along the northerly margin of Straightway Avenue 90 feet, more or less, to a point in the southwest corner of a 50 foot lot heretofore sold by H.G. Hill Company to the Atlantic Ice and Coal Company on April 22, 1985; thence northwardly parallel with the Gallatin Pike 115 feet to a point in the northwest corner of the said 50 foot lot heretofore sold; thence westwardly parallel with Straightway Avenue 90 feet, more or less, to the east margin of the Gallatin Pike; thence southwardly with the east margin of said Pike 115 feet to the point of beginning.

Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 JULY 20, 2026.

Date

Affiant Signature

JULY 20, 2026

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20 day of JULY, 20 26.

Notary's Signature

My Commission Expires: 5-6-2026

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

202607220066262