Bill Garrett Davidson County
Batch# 72805 AFFIDAVIT
03/23/2018 03:42:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180323-0027791

FILE BOX 36

PREPARED BY:
Peter Weiss, Attorney
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37213

REGISTER OF DEEDS:
LIST IN DIRECT INDEX UNDER:
Jeffrey P. Johnson et al
TO
Holt Crossing, LLC, a Tennessee limited liability company

Map 181-00-0
Parcel 016.00

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Peter Weiss, Attorney at Law, a resident of Williamson County, Tennessee, and of lawful age, hereinafter referred to as "Affiant", being first duly sworn according to law, deposes and states as follows:

1. That Affiant, did on September 29, 2017, prepared a Quitclaim Deed (the "Quitclaim Deed") conveying certain real property from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased, as "Grantors", to Holt Crossing, LLC, a Tennessee limited liability company, as "Grantee".

2. That the subject Quitclaim Deed was recorded in Instrument No. 20171002-0100779, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, page 2 of the Quitclaim Deed inadvertently failed to be attached to the Quitclaim Deed and as a result thereof a portion of the legal description of the property intended to be conveyed by the Quitclaim Deed, failed to include the following portion of the property (the "Omitted Portion"), to wit:

Thence leaving the margin of Nolensville Pike, N 59°19'40" E, a distance of 144.96 feet to an ½" iron rod found leaning with no cap;
Thence N 27°21'28" W, a distance of 63.07 feet to an 5/8" iron rod found leaning with no cap
Thence N 59°41'14" E, a distance of 243.52 feet to a 1" diameter pipe found at the common property of Sugar Valley Homeowners Association, INC, of record in Instrument Number 20130523-0052431 and O.I.C. Lenox Creekside of record in Instrument Number 20060306-0025686, at the Register's Office for Davidson County, Tennessee;
Thence with the westerly line of O.I.C. Lenox Creekside, S 29°02'45" E, a distance of 530.26 feet to a 6" Cedar corner marked at the northeast corner of Lot number 2 on the Final Plat, Dollar General Lenox Creekside Drive being owned by LSS Family Investment Company, LLC, as recorded in Instrument Number 20130826-0089755 at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of Lot Number 2, S 60°57'41" W, a distance of 390.37 feet to an ½" iron rod found with an Anderson Delk cap; on the westerly margin of Nolensville Pike;
Thence with the margin of Nolensville Pike, N 29°01'39" W, a distance of 457.68 feet to the point of beginning, having an area of 196005.528 square feet, 4.500 of land more or less.

Being a portion of the same property conveyed to Stacy J. Carter, Jeffrey P. Johnson, & Lori J. Kelley, as tenants in common by deed from Paul E. Johnson, of record in Instrument Number 20040604-0066353 and re-recorded in Instrument Number 20040630-0078061 of record at the Register's Office for Davidson County, Tennessee, the said Stacy J. Cater having since died intestate leaving her husband, Buford W. Carter, and her children Clinton Wayne Carter and Lindsey Nicole Carter, as her sole heirs-at-law.

Subject property being unimproved.

4. That the entire and correct legal description of the real property intended to be conveyed by the Quitclaim Deed of record in Instrument No. 20171002-0100779, in the Register's Office for Davidson County, Tennessee, should have included the Omitted Portion, and should have been recited as:

Being a tract or parcel of land located in the 31st Councilmanic District of Davidson County, Tennessee, commencing at the centerline intersection of Holt Road and Nolensville Pike; thence, in a northeasterly direction 150 +/- feet to an iron rod found with an Anderson Delk cap on the easterly margin of Nolensville Pike at the southwest property of PSI Atlantic Nashville TN#2 Properties Consolidation Plat, as of record in instrument number 20170626-006422, Register's Office for Davidson County, Tennessee, being the Point of Beginning and the north west corner of Lot 1, on the Final Plat Dollar General Lenox Creekside Drive, of record in Instrument Number 20130227-0019608, Register's Office for Davidson County, Tennessee, and more fully described according to an ALTA/NSPS Land Title Survey by Steven C. Matthews, Tennessee Registered Land Surveyor No. 2352, with an original date of April 28, 2017, and updated September 8, 2017, as follows;
With PSI Atlantic Nashville TN#2 Properties Consolidation properties for the next 3 calls
Thence leaving the margin of Nolensville Pike, N 59°19'40" E, a distance of 144.96 feet to an ½" iron rod found leaning with no cap;
Thence N 27°21'28" W, a distance of 63.07 feet to an 5/8" iron rod found leaning with no cap
Thence N 59°41'14" E, a distance of 243.52 feet to a 1" diameter pipe found at the common property of Sugar Valley Homeowners Association, INC, of record in Instrument Number 20130523-0052431 and O.I.C. Lenox Creekside of record in Instrument Number 20060306-0025686, at the Register's Office for Davidson County, Tennessee;
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Thence with the margin of Nolensville Pike, N 29°01'39" W, a distance of 457.68 feet to the point of beginning, having an area of 196005.528 square feet, 4.500 of land more or less.

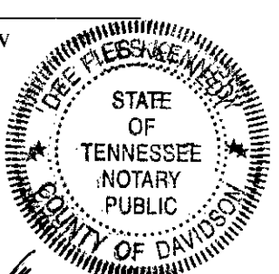
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Subject property being unimproved.

5. Any and all terms of the Quitclaim Deed of record in Instrument No. 20171002-0100779, in the Register's Office for Davidson County, Tennessee, not specifically changed herein, are intended and shall continue to remain in full force and effect.

Peter Weiss, Attorney at Law
Affiant

Sworn to and subscribed before me this 23rd. Day of March, 2018.



My Commission Expires: 7/2/2018

Notary Public

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Weiss, Attorney at Law, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd.Day of March, 2018.

My Commission Expires: 7/2/2018

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

Notary Public