After Recording Return to:
Gil Y. Burstiner, Esq.
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

Karen Johnson Davidson County
Batch# 230742 AFFIDAVIT
05/16/2019 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190516-0046252

SCRIVENER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Cross Ref: Instrument No. 20190411-0033021

GIL Y. BURSTINER, the undersigned deponent, having been duly sworn by the undersigned notary public, hereby deposes, warrants and represents the following:

1. That Deponent is an Attorney licensed to practice law in the State of Georgia, and prepared the Quitclaim Deed referenced above on April 10, 2019, which was recorded on April 11, 2019, as Instrument No. 20190411-0033021 in the Registered of Deeds Office for Davidson County, Tennessee, involving property described in the deed.

2. That the derivation clause contained in the legal description of the subject property set forth in the deed contains a scrivener's error in that the deed reference is incorrect.

3. That Exhibit "A" attached hereto and incorporated herein by reference contains an accurate and correct legal description and derivation clause of the subject property.

4. That this affidavit is made with the understanding that it will be relied upon by prospective lenders of the above-referenced property, by attorneys certifying title to said property, and by title insurance companies insuring title to said property.

[Signature on Following Page]

This 16th day of May, 2019.

(SEAL)
Gil Y. Burstiner

Sworn to and subscribed before me
this 16th day of May,
2019.

Notary Public

My Commission expires 11/5/22

CYNTHIA A. PAINTER NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES NOVEMBER 05, 2022

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Cheryle Bettis, a Notary Public in and for said County and State, GIL Y. BURSTINER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

CHERYLE BETTIS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 29, 2021

3555414-1 12243.0128000

EXHIBIT "A"

Legal Description

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 30 OF THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF BROADWAY (U.S. HWY 70, APPROXIMATE 105' R/W) WITH THE SOUTHWESTERLY RIGHT OF WAY OF SECOND AVENUE (APPROXIMATE 70' R/W);

THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF BROADWAY SOUTH 61 DEGREES 36 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 85.43 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE NORTHEASTERLY MARGIN OF A PUBLIC ALLEY (WIDTH VARIES); THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING ALONG SAID ALLEY NORTH 28 DEGREES 23 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE LEAVING SAID ALLEY NORTH 61 DEGREES 36 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 85.43 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF SECOND AVENUE; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 28 DEGREES 23 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.088 ACRES AND IS DEPICTED ON THAT ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TN RLS NO. 2702, DATED FEBRUARY 19, 2019, LAST REVISED APRIL 1, 2019.

BEING THE SAME PROPERTY CONVEYED TO TAC 200 BROADWAY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20190411-0033020 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Cheryle Bettis, 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.

Cheryle Bettis
Signature

State of Georgia

County of Fulton

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia A. Painter
Notary's Signature

My Commission Expires: 11/5/22

(Notary's Seal, if on paper)

