Karen Johnson Davidson County
Batch# 302498 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20191017-0106691

This Instrument Was Prepared By:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

SCRIVENER'S AFFIDAVIT

This Scrivener's Affidavit relates to a Quitclaim Deed from Jane M. Pomeroy, Executrix of the Estate of Dave Glenn Pomeroy, Sr., to Nashville OZ Propco I, LLC, a Delaware limited liability company, dated June 14, 2019, which was recorded on June 17, 2019, as Instrument No. 20190617-0057721, at the Register's Office for Davidson County, Tennessee, conveying certain real property and improvements located at 915 and 919 5th Avenue South, Nashville, Tennessee 37203 (the "Quitclaim Deed").

The undersigned, Chris Raybeck, Esq., being duly sworn, deposes and says that:

1. I am an attorney licensed to practice law in the State of Tennessee.

2. I prepared the Quitclaim Deed.

3. At the time of filing, through an inadvertent error, the derivation clause was omitted from the legal description located at *Exhibit A Description of Property.*

4. The Quitclaim Deed is hereby corrected and amended by adding the following derivation clause at the end of the last sentence of the legal description:

> Being the same property conveyed to (i) GRAPHIC PROCESS, INC., by deed from MARTHA ALMA WALL, of record in Book 4806, page 230, dated April 11, 1974, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office; (ii) GRAPHIC PROCESS, INC., by deed from BASS STREET LAND COMPANY, INC., of record in Book 5679, Page 450, dated September 30, 1980, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office; and (iii) GRAPHIC PROCESS, INC., by deed from AMPRITE ELECTRIC COMPANY, INC., of record as Instrument Number 20020919-0114103, dated September 17, 2002, said Register's Office. GRAPHIC PROCESS, INC. further conveyed said property to JANE M. POMEROY, EXECUTRIX of the ESTATE of DAVE GLENN POMEROY, SR., by Quitclaim Deed of record as Instrument Number 20170721-0074165, dated July 21, 2017, said Register's Office. Further, being the same property

conveyed to Nashville OZ Propco I, LLC, a Delaware limited liability company by Jane M. Pomeroy, Executrix of the Estate of Dave Glenn Pomeroy, Sr., by Warranty Deed dated June 14, 2019, of record as Instrument No. 20190617-0057720, with the Davidson County Register of Deeds Office.

5. This instrument was prepared from information provided to the preparer without the benefit of a title examination. The preparer makes no warranties as to the status of title.

FURTHER AFFIANT SAYS NOT.

Chris Raybeck

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry l L. Sanders, a Notary Public of this county, Chris Raybeck, the within named 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, at office this 17th day of October, 2019.

Sherryl L. Sanders
NOTARY PUBLIC

My Commission Expires: 7-5-2021

SHERRYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021