**Scrivener's Affidavit of Preparation of Warranty Deed**

**(of record in Instrument Number 20190530-0051177)**

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Music City Holdings, LLC, a Texas limited liability company was stated to be the grantor and Citi, LLC, a Tennessee limited liability company was stated to be the grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20190530-0051177, on May 30, 2019;
3. That said Warranty Deed's legal description was incorrect;
4. That the correct legal description is attached here as "exhibit A"'
5. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the correct legal description;
6. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Karen Johnson Davidson County
Batch# 328025 AFFIDAVIT
12/11/2019 09:11:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191211-0127640

Concord Title

By: _____

Its: Attorney

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/7/22

on 12-10-19

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

## Exhibit A

A certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows:

Being the Middle 1/3 of Lot No. 128 on the map of D.T. McGavock and others, Addition as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee;

Said middle part of said lot no. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Rev Robert Hall and wife, Rev Geneva D Hall by Warranty deed from Le Roy J Ellis III, as Executor under the Will of Olive Gertrude Smith, deceased, of record in Book 9899, Page 387, Register's Office for Davidson County, Tennessee, dated December 27, 1995 and recorded on December 27, 1995.

Rev Robert Hall and wife, Rev Geneva D Hall were married at the time they took title to the premises and were never legally separated or divorced. Robert Hall died on or about May 20, 2015 leaving Rev Geneva D Hall as the surviving tenant-by-the-entireties.

Being the same property conveyed to Music City Holdings, LLC, by Warranty deed from Rev Geneva D Hall, of record in Instrument Number 20190530-0051176, Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 30, 2019.

Being also known as 1612 12th Ave N Nashville, Tennessee 37208.

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067