Karen Johnson Davidson County
Batch# 357686 AFFIDAVIT
02/13/2020 09:03:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200213-0016499

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Bridgehouse Title
342 Cool Springs Boulevard, Suite 202
Franklin, TN 37067

SCRIVENER'S AFFIDAVIT

Comes now Bryan D. Spicer, who is over eighteen (18) years of age and whose address is 342 Cool Springs Boulevard, Suite 202, Franklin, Tennessee 37067 and would state as follows:

On the 27th day of March, 2008, I prepared the below described Warranty Deed.

Recorded in Instrument No. 20080401-0032481, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed executed by Fox Group, Inc., as Grantor to Hollingsworth Family Limited Partnership, as Grantee.

The description that appears of record in the Warranty Deed is set forth as follows:

Being part of Lots 1, 2 and 3 on the Plan of Shield's Subdivision of the Chilton Lane, of record in Book 57, page 110, said Register's Office, according to a survey by John H. Wright, R.L.S. #1014, dated 12/4/90, as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at an iron pin on the dividing line between Lots Nos. 3 and 4; thence with the southerly margin of said Lafayette Street N 69 degrees W, 133.5 feet to the beginning of a curve; thence around said curve with a radius of 15 feet southwesterly 25 feet to the easterly margin of Fairfield Street, at a point 16.5 feet south of the southerly margin of Lafayette Street, if extended; thence with the easterly margin of Fairfield Street, S 15 degrees 36' W, 53.5 feet to the northwest corner of the part of said Lot 1 devised to Mattie Pitts under the Will of Ben Stewart, deceased, of record in Will Book 60, page 233, County Court for said County, thence with the northerly line of said Pitts lot, S 69 degrees E, 50 feet to the dividing line between Lots Nos. 1 and 2; thence with said line, S 15 degrees 36' W, 33 feet to the northerly margin of an alley; thence with said alley, S 69 degrees E, 100 feet to an iron pin, the corner of Lots Nos. 3 and 4; thence with the line between said two lots, N 15 degrees 36' E, 103 feet to the point of beginning.

Being the same property conveyed to Fox Group, Inc. by Deed from Y'R Market, a Partnership consisting of Iqtidar A. Shirazi and Younus Razzaq, of record in Instrument No. 20040113-0005260, dated December 19, 2003, Register's Office for Davidson County, Tennessee.

The foregoing description contains a scrivener's error in that an incorrect legal description was in the Warranty Deed. This error was unintentional. The proper legal description which should appear in the instrument recorded in Instrument No. 20080401-0032481, in the Register's Office for Davidson County, Tennessee, is as follows:

Tract I: Being part of Lots 1, 2 and 3 on the Plan of Shield's Subdivision of the Chilton Lane, of record in Book 57, page 110, said Register's Office, according to a survey by John H. Wright, R.L.S. #1014, dated 12/4/90, as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at an iron pin on the dividing line between Lots Nos. 3 and 4; thence with the southerly margin of said Lafayette Street N 69 degrees W, 133.5 feet to the beginning of a curve; thence around said curve with a radius of 15 feet southwesterly 25 feet to the easterly margin of Fairfield Street, at a point 16.5 feet south of the southerly margin of Lafayette Street, if extended; thence with the easterly margin of Fairfield Street, S 15 degrees 36' W, 53.5 feet to the northwest corner of the part of said Lot 1 devised to Mattie Pitts under the Will of Ben Stewart, deceased, of record in Will Book 60, page 233, County Court for said County, thence with the northerly line of said Pitts lot, S 69 degrees E, 50 feet to the dividing line between Lots Nos. 1 and 2; thence with said line, S 15 degrees 36' W, 33 feet to the northerly margin of an alley; thence with said alley, S 69 degrees E, 100 feet to an iron pin, the corner of Lots Nos. 3 and 4; thence with the line between said two lots, N 15 degrees 36' E, 103 feet to the point of beginning.

Being the same property conveyed to Fox Group, Inc., a Tennessee corporation, by Special Warranty Deed from Y'R Market, a partnership consisting of Iqtidar A. Shirazi and Younus Razzaq, dated December 19, 2003, of record in Instrument No. 20040113-0005260, Register's Office for Davidson County, Tennessee.

Tract II: Land in the 14th Ward of Nashville, Davidson County, Tennessee, on the east side of Fairfield Avenue, south 55 feet of Lot No. 1 in the George Shields Second Addition to South Nashville, which plan is of record in Book 57, Page 110, Register's Office for Davidson County, Tennessee.

Part of said Lot fronts 55 feet on the east side of Fairfield Avenue and runs back between parallel lines 50 feet on a dead line.

Being the same property conveyed to Fox Group, Inc., a Tennessee corporation, by Quitclaim Deed from Emad Abdullah, dated January 6, 2004, of record in Instrument No. 20040106-0001969, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 12th day of February, 2020.

Bryan D. Spicer

OATH AND ACKNOWLEDGMENT

On this the 12th day of February, 2020, before me, a Notary Public, duly commissioned and qualified, personally appeared **Bryan D. Spicer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires:

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022