This instrument prepared by:
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Karen Johnson Davidson County
Batch# 398429 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20200511-0048912

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

Comes now the Affiant, Johanna L. Jumper, and being duly sworn, upon oath states as follows:

1. I prepared a Quitclaim Deed from **ROBERT TAYLOR, TRUSTEE OF THE JOYCE-LEE LAND TRUST DATED APRIL 10, 2014** (the "Grantor") to **MUSIC ROW 3, LLC**, (the "Grantee") a Delaware limited liability company, which was recorded in **Instrument No. 20191212-0128430,** Register's Office for Davidson County, Tennessee (the "Quitclaim Deed").

2. The purpose of the recording of the Quitclaim Deed was to convey new survey descriptions for two properties being located at **1026 16th Avenue South, Nashville, Tennessee,** Map/Parcel No. 105-01-110.00 (Tract 1 on Exhibit A), and **1028 16th Avenue South, Nashville, Tennessee**, Map/Parcel No. 104-04-174.00, (Tract 2 on Exhibit A). Tract 1 and Tract 2 are herein collectively referred to as the "Properties"). Fee title to the Properties was conveyed by Grantor to Grantee by Special Warranty Deed of record in **Instrument No. 20191212-0128429** (the "Deed"), said Register's Office. The Properties as referenced and described in the Quitclaim Deed and in the Deed are one and same properties.

3. By inadvertence, the derivation clause was incorrectly referenced in the legal description on Exhibit A of the Quitclaim Deed.

4. This Scrivener's Affidavit is being recorded to correct said error by removing the derivation clauses as previously shown in the Quitclaim Deed and to replace same with the correct derivation clauses as follows:

TRACT 1:

Being the same property conveyed to Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014 by deed from Henry G. Marx, unmarried, of record as Instrument No. 20140910-0082749, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed by Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014 to Music Row 3, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20191212-0128429, Register's Office for Davidson County, Tennessee.

Tract 2:

Being the same property conveyed to Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014 by deed from Doug Hong, et ux, as Instrument No. 20140415-0031324, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed by Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014 to Music Row 3, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20191212-0128429, Register's Office for Davidson County, Tennessee.

5. This Scrivener's Affidavit is being recorded to correct said error by replacing the derivation clauses in the Quitclaim Deed as set forth herein, and for no other purpose. Further, Affiant saith not.

Johanna L. Jumper

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Johanna L. Jumper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day May, 2020.

NOTARY PUBLIC

My Commission Expires:

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

Tennessee Certification of Electronic Document

I, Johanna L. Jumper, do hereby make oath that I am 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.

Signature

STATE OF TENNESSEE

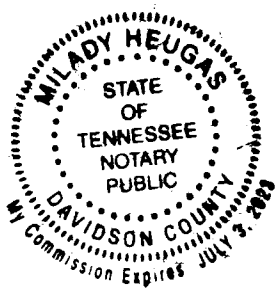
COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, Johanna L. Jumper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07.03.2023

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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