Karen Johnson Davidson County
Batch# 412380 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200609-0059051

THIS INSTRUMENT WAS
PREPARED BY:
Joshua L. Hunter, Esq.
1104 Fatherland Street
Nashville, Tennessee 37206

SCRIVENER'S AFFIDAVIT

I, Joshua Hunter, prepared a Warranty Deed for 301 Ben Allen, LLC, of record in Instrument No. 20181106-0110041, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

The Legal Description for Tract I errantly states:

Land in Davidson County, Tennessee, being described as follows:

A tract of land being Number Eleven as described according to a survey, as follows: Beginning at an iron pin set in the northeasterly R.O.W. of Ben Allen Road, said pin being located 175.43 ft. as measured in an easterly direction along said R.O.W., from the intersection of said R.O.W. with the west boundary of Tract 1, as shown in the deed to David Hugh Thompson as of record in Book 2803, Page 559, R.O.D.C., Tennessee proceeding as follows: Thence leaving said R.O.W., North 05 deg. 07'38" East, a distance of 682.62 ft. to an iron pin; thence South 89 deg. 26'36" East, a distance of 185.63 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 200.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 31.00 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 315.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 86.80 ft. to an iron pin; thence South 10 deg. 41'11" East, 370.67 ft. to an iron pin; thence South 37 deg. 55'57" West, a distance of 182.54 feet to an iron pin set in said R.O.W. of Ben Allen Road; thence with said R.O.W., North 52 deg. 04'03" West, a distance of 342.74 ft. to an iron pin; thence in a westerly direction with a curve to the left having a radius of 576.17 ft. an arc distance of 60.65 ft. to the beginning and containing 5.686 acres, more or less, according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

As amended, the Legal Description for Tract I should state:

Land in Davidson County, Tennessee, being described as follows:

A tract of land being Number Eleven as described according to a survey, as follows: Beginning at an iron pin set in the northeasterly R.O.W. of Ben Allen Road, said pin being located 175.43 ft. as measured in an easterly direction along said R.O.W., from the intersection of said R.O.W. with the west boundary of Tract 1, as shown in the deed to David Hugh Thompson as of record in Book 2803, Page 559, R.O.D.C., Tennessee proceeding as follows: Thence leaving said R.O.W., North 05 deg. 07'38" East, a distance of 682.62 ft. to an iron pin; thence South 89 deg. 26'36" East, a distance of 185.63 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 200.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 31.00 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 215.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 86.80 ft. to an iron pin; thence South 10 deg. 41'11" East, 370.67 ft. to an iron pin; thence South 37 deg. 55'57" West, a distance of 182.54 feet to an iron pin set in said R.O.W. of Ben Allen Road; thence with said R.O.W., North 52 deg. 04'03" West, a distance of 342.74 ft. to an iron pin; thence in a westerly direction with a curve to the left having a radius of 576.17 ft. an arc distance of 60.65 ft. to the beginning and containing 5.686 acres, more or less, according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Witness my hand this 1st day of June, 2020.

Joshua L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua L. Hunter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 1st day of June, 2020.

My Commission Expires:

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner