Karen Johnson Davidson County
Batch# 423713 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200623-0067650

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 Nathan Dale Stoops Real Estate, LLC, of record in Instrument No. 20200420-0040855, 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 errantly states:

Being the Southerly 200 feet of the Westerly 50 feet of Lot No. 19 on the map of J.S. Spurlock Lands, not of record, described according to a survey made by Earle Drake County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the corner of Lots Nos 19 and 27 being also in the Easterly line of Lot No. 17; thence with the Easterly line of Lot No. 17, North 2-\'bd degrees West 200 feet; thence Easterly 50 feet; thence Southwardly 200 feet to the center of Alice Avenue; thence with the center of said Avenue, Westwardly 50 feet to the beginning.

Being the portion of same property conveyed to Clay J. Curtis, a single man by Warranty deed from Brian A. Smith, a married man of record in Instrument No. 20050722-0085672 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 22, 2015. (Value of consideration shown in aforementioned deed $72,900.00.)

Being a portion of the same property conveyed to Annex Group, LLC, a Tennessee limited liability company by Warranty deed from Clay J. Curtis, unmarried of record in Instrument No. 20170123-0006787 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017. (Value or consideration as shown in aforementioned deed $245,000.00.)

Being a portion of the same property conveyed to REI615, LLC by Quitclaim deed from REI615, LLC of record in Instrument No. 20180821-0083030 Register's Office for Davidson County, Tennessee, dated August 20, 2017 and recorded on August 21, 2017. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to REI615, LLC by Quitclaim deed from REI615, LLC of record in Instrument No. 20181221-0124363 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 21, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being also known as 1027 Alice Street Nashville, TN 37218.

As amended, the Legal Description for should state:

Property located in Davidson County, Tennessee, being Unit A of 1027 Alice Street, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, Under Declarations of Covenants, Conditions, and Restrictions for 1027 Alice Street, of Record in Instrument No. 20200420-0040852, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Chris Koch and Allison Koch, husband and wife, by Quitclaim Deed from REI615, LLC of record in Instrument No. 20200420-0040853 in the Register's Office for Davidson County, Tennessee.

Being also known as 1027 Alice Street Nashville, TN 37218.

Witness my hand this 23 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 23 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)

