Karen Johnson Davidson County
Batch# 553958 AFFIDAVIT
01/14/2021 09:18:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210114-0006284

Prepared by:
Rick G. Mansfield
Attorney at Law
110 S. Maple Street
Murfreesboro, TN 37130

Kinlin Development

SCRIVENER'S AFFIDAVIT

(Correction of the plat book and page on the description contained in Warranty Deed of record in Instrument #20200928-0111385, of the Register's Office for Davidson County, Tennessee)

State of Tennessee
County of Rutherford

Tax Map -Parcel
16300033000

1. WHEREAS, The Offices of Biltmore Title LLC, prepared a Warranty deed and on September 23, 2020, said Warranty Deed was executed by Melrose Investment Company, LLC, a Tennessee limited liability company to Kinlin Development, LLC, a North Carolina limited liability company. Said Warranty Deed, being of record in Instrument #20200928-0111385, Register's Office for Davidson County, Tennessee.

2. The plat book and page contained in the description in said Warranty Deed inadvertently and purely through scrivener's error was incorrect, as follows;

> Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 2. The Hills of Hickory Hollow Commercial P.U.D. of record in **Book 6900, Page 603**, Register's Office for Davidson County, Tennessee, described as follows:
>
> Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:
>
> Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the north right-of-way of Bell Road; Thence leaving said right-of-way North 20 degrees 48 minutes 00 seconds West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; Thence North 67 degrees 52 minutes 53 seconds East, 48.11 feet to an iron pin (set), said pin being on the west edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 degrees 37 minutes 23 seconds East, 138.13 feet; Thence along said easement along the arc of the above described curve 148.85 feel to an iron pin (set), said pin being the beginning of curve to the right, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 degrees 11 minutes 03 seconds East, 29.75 feet; Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); Thence along said

easement South 42 degrees 40 minutes 20 seconds East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 degrees 40 minutes 31 seconds East, 32.43 feet; Thence along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); Thence along said easement South 20 degrees 40 minutes 42 seconds East, 35.67 feet to an iron pin (set), said pin being the north right-of-way of Bell Road; Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres more or less.

3. The correct and intended description with included corrections is as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 2. The Hills of Hickory Hollow Commercial P.U.D. of record in **Book 6900, Page 687**, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the north right-of-way of Bell Road; Thence leaving said right-of-way North 20 degrees 48 minutes 00 seconds West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; Thence North 67 degrees 52 minutes 53 seconds East, 48.11 feet to an iron pin (set), said pin being on the west edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 degrees 37 minutes 23 seconds East, 138.13 feet; Thence along said easement along the arc of the above described curve 148.85 feel to an iron pin (set), said pin being the beginning of curve to the right, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 degrees 11 minutes 03 seconds East, 29.75 feet; Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); Thence along said easement South 42 degrees 40 minutes 20 seconds East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 degrees 40 minutes 31 seconds East, 32.43 feet; Thence along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); Thence along said easement South 20 degrees 40 minutes 42 seconds East, 35.67 feet to an iron pin (set), said pin being the north right-of-way of Bell Road; Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres more or less.

and is hereby substituted in its entirety for the description originally contained in the above-referenced instrument.

4. Affiant further sayeth not.

Witness my hand this 13th day of Jan, 2021

Vanessa E Allen
Affiant

Personally appeared before me, the undersigned Notary Public in and for said County and State, Vanessa E. Allen, the within Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of Jan, 2021.

Notary Public
My Commission expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22