Prepared by:
SMITH.SHOLAR.ASSOCIATES.PLLC.
846 CONFERENCE DRIVE, SUITE #4
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 582589 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20210303-0027315

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Michael T. Moser, being first duly sworn, deposes and makes oath as follows:

I prepared the following document: Warranty Deed in which Darin Davidson, a married man, conveyed real property to Irvin Templet as Trustee of TRLCC 401k FBO Irvin Templet #8007445, Davidson County Register of Deeds, Instrument No. 202101270012323.

AND

I prepared the following document: Quitclaim Deed from College Street Properties, LLC to Darin Davidson of record in Instrument No. 202101270012322, in the Register's Office for Davidson County, Tennessee.

Said documents contained the following typographical or informational errors in the legal description:

TRACT ONE:
Being the 14th, formerly 24th Civil District of said County, being part of Tract No. 6 on the Map of Subdivision of the Weaver-Harris et al Lands, as of record in Book 2, page 183, Chancery Court at Nashville, described according to a survey by C. J. Carney, Surveyor, Oct. 13, 1960, as follows:

BEGINNING at a point in Union Hill Road, 437 feet, more or less, west of the southeast corner of Tract No. 6 on said Plan, same being the southeast corner of land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, page 501, Register's Office for said County; thence north 7° east 420 feet to a point; thence south 88° 30' west 370 feet to a point; thence south 48° west 500 feet to a point; thence south 30° west 404 feet to a point; thence south 66° 30' east 363 feet to a point; thence north 22° east 394 feet, more or less, to a point; thence north 60" 15' east 178.2 feet to a point; thence north 88° 15' 99 feet to a point in Union Hill Road; thence south 75° east 150 feet, more or less, to the point of beginning.

And

Included in the above description but expressly excluded from this conveyance is the following tract of land:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min 53 seq. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

Therefore, in order to comply with the intentions of the parties to said instruments, I hereby certify that the documents should have contained the following information:

TRACT ONE:
Being the 14th, formerly 24th Civil District of said County, being part of Tract No. 6 on the Map of Subdivision of the Weaver-Harris et al Lands, as of record in Book 2, page 183, Chancery Court at Nashville, described according to a survey by C. J. Carney, Surveyor, Oct. 13, 1960, as follows:

BEGINNING at a point in Union Hill Road, 437 feet, more or less, west of the southeast corner of Tract No. 6 on said Plan, same being the southeast corner of land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, page 501, Register's Office for said County; thence north 7° east 420 feet to a point; thence south 88° 30' west 370 feet to a point; thence south 48° west 500 feet to a point; thence south 30° west 404 feet to a point; thence south 66° 30' east 363 feet to a point; thence north 22° east 394 feet, more or less, to a point; thence north 60° 15' east 178.2 feet to a point; thence north 88° 15'

99 feet to a point in Union Hill Road; thence south 75° 15' east 150 feet, more or less, to the point of beginning.

TRACT TWO:
Being situated on the 14th, formerly 24th Civil District of said County, and being party

Included in the above description but expressly excluded from this conveyance is the following tract of land:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min 53 sec. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

Witness my hand this 25th day of February, 2021.

Affiant
Name: Michael T. Moser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Moser, the within named 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 at Goodlettsville, Tennessee, this 25th day of February, 2020.

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY