Karen Johnson Davidson County
Batch# 592505 AFFIDAVIT
03/16/2021 10:11:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210316-0034521

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SCRIVENER'S AFFIDAVIT
(Correction to New Owner Address
In Special Warranty Deed)

My name is Bettie J. Winton, and I am a licensed practicing attorney. I have personal knowledge of the matters set forth herein.

1. A Special Warranty Deed was filed of record in Instrument 20210311-0032106 in the Register's Office of Davidson County, Tennessee (the "Deed"), conveying certain property to 525 Group, L.L.C., a Tennessee limited liability company ("Grantee/New Owner").

2. That through inadvertence and error, the Address for New Owner at the top left of the first page of the Deed incorrectly referenced the New Owner's street address as "515 4th Avenue, South" and it should have been "525 4th Avenue, South".

3. Therefore, this Affidavit is being recorded to re-record the first page of the Deed to correctly show the Address for New Owner to be "525 4th Avenue, South", as attached hereto.

Executed in Nashville, Tennessee, this 15th day of March, 2021.

BETTIE J. WINTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Bettie J. Winton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 589187 DEEDWARRSP
03/11/2021 09:20:03 AM 4 pgs
Fees: $23.00 Taxes: $11,939.90
[redacted]
20210311-0032106

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
525 Group, L.L.C. ~~525~~ ~~515~~ 4th Avenue, South Nashville, TN 37210	SAME	183-05-0B-001.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **525 GROUP, L.L.C., a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described Property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.