Karen Johnson Davidson County
Batch# 627432 AFFIDAVIT
05/03/2021 11:53:24 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210503-0058958

This instrument prepared by:
J. Quinton Horner
Attorney at Law
1200 Clinton St, Ste 245
Nashville, Tennessee 37203

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as Instrument No. 20200923-0109424 in the Register's Office for Davidson County, Tennessee, LVH, LLC, a Tennessee limited liability company ("Grantor"), executed a Warranty Deed transferring and conveying certain real property located in Davidson County, Tennessee to High View Cottages, LLC, a Tennessee limited liability company ("Grantee"); and

WHEREAS, said Warranty Deed contained an insufficient legal description of the property to be transferred and conveyed.

NOW THEREFORE, comes J. Quinton Horner, Attorney at Law, hereinafter referred to as "**Affiant**," being duly sworn according to law, and states as follows:

THAT Affiant did on September 23, 2020, prepare said Warranty Deed by and between the above parties to transfer and convey real property located in Davidson County, Tennessee; that said Warranty Deed contained an insufficient legal description of the property to be transferred and conveyed. To further identify the real property transferred and conveyed, the legal description that should appear in the Warranty Deed of record as Instrument No. 20200923-0109424 in the Register's Office for Davidson County, Tennessee, reference should be made to include the Boundary Development Plat and metes and bounds description which is attached hereto as Exhibit A and is hereby corrected to read as follows:

> Property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

THAT Affiant makes this Affidavit for the purpose of correcting said error contained in the Warranty Deed of record as Instrument No. 20200923-0109424 in the Register's Office for Davidson County, Tennessee.

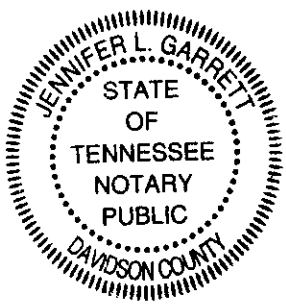
Executed at Nashville, Tennessee, this the 30 day of April, 2021.

J. Quinton Horner - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

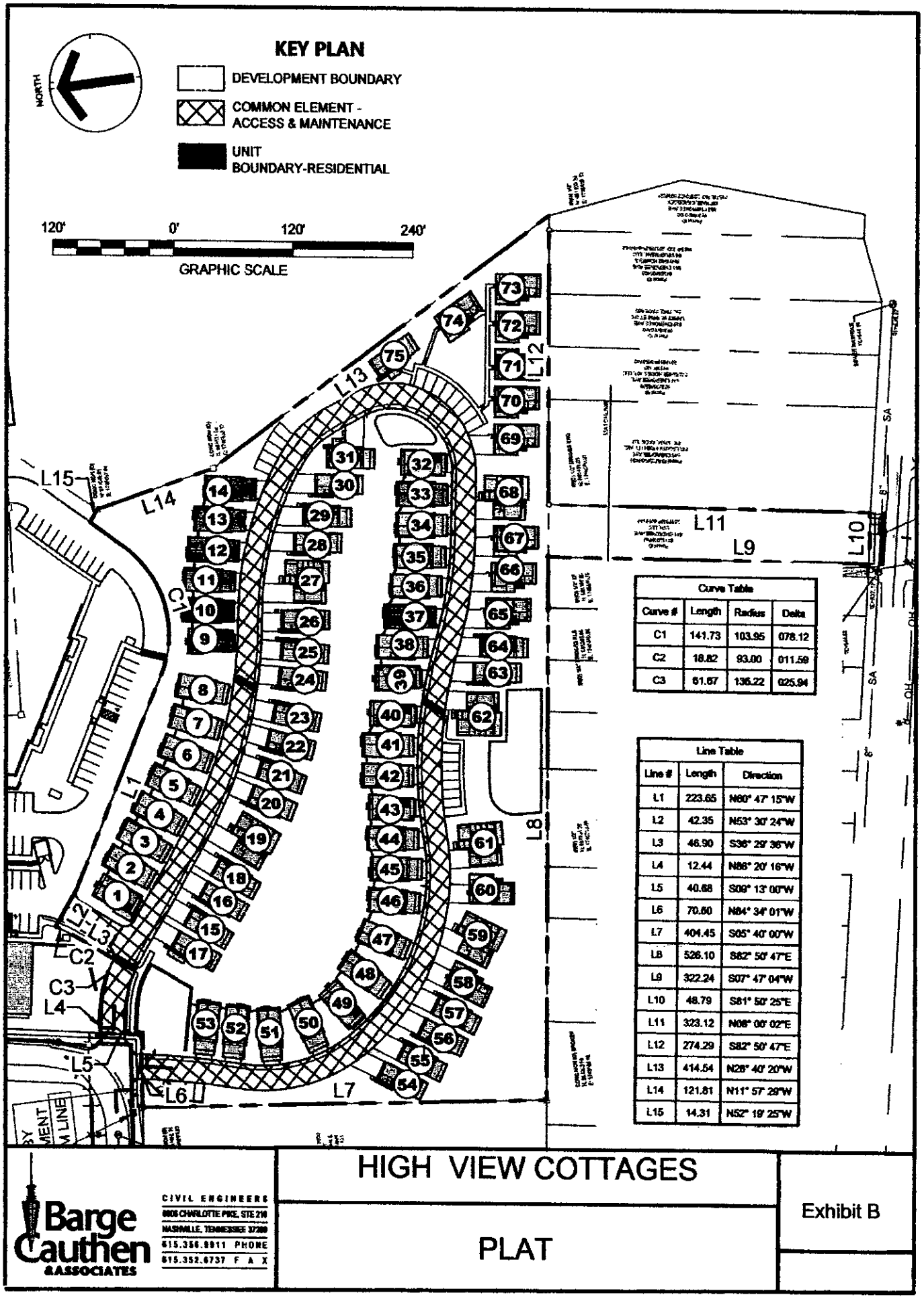
Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Quinton Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written



Notary Public
My Commission Expires: 3.1.23

EXHIBIT "A"


KEY PLAN
DEVELOPMENT BOUNDARY
COMMON ELEMENT - ACCESS & MAINTENANCE
UNIT BOUNDARY-RESIDENTIAL
NORTH
120' 0' 120' 240'
GRAPHIC SCALE
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15
C1 C2 C3
SA
HO
Curve Table
Curve # | Length | Radius | Delta
C1 | 141.73 | 103.95 | 078.12
C2 | 18.82 | 93.00 | 011.59
C3 | 61.67 | 136.22 | 025.94
Line Table
Line # | Length | Direction
L1 | 223.65 | N60° 47' 15"W
L2 | 42.35 | N53° 30' 24"W
L3 | 46.90 | S36° 29' 36"W
L4 | 12.44 | N86° 20' 16"W
L5 | 40.68 | S09° 13' 00"W
L6 | 70.60 | N84° 34' 01"W
L7 | 404.45 | S05° 40' 00"W
L8 | 526.10 | S82° 50' 47"E
L9 | 322.24 | S07° 47' 04"W
L10 | 48.79 | S81° 50' 25"E
L11 | 323.12 | N08° 00' 02"E
L12 | 274.29 | S82° 50' 47"E
L13 | 414.54 | N28° 40' 20"W
L14 | 121.81 | N11° 57' 29"W
L15 | 14.31 | N52° 19' 25"W
Barge Cauthen & ASSOCIATES
CIVIL ENGINEERS
615.356.8911 PHONE
615.352.6737 FAX
HIGH VIEW COTTAGES
PLAT
Exhibit B

High View Cottages

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of Edwin Street, 50 feet in width, at a corner common with Edwin Greens, a horizontal property regime – master deed of record in Instrument Number 20191017-0106251 in the Register's Office for Davidson County, Tennessee; said concrete monument originally the northeast corner of Walnut Grove Annex of record in Book 1424, Page 90;

Thence first with the southerly and then with the easterly right-of-way line of Edwin Street for the following calls: South 84 deg 39 min 28 sec East, 70.60 feet; North 9 deg 13 min 00 sec East, 40.68 feet;

Thence through the property conveyed to LCH, LLC of record in Instrument Number 20150807-0079149 for the following calls: South 86 deg 20 min 16 sec East, 12.44 feet, with a curve to the right having a radius of 136.22 feet, a curve length of 61.67 feet and a chord bearing and distance of South 69 deg 55 min 17 sec East, 61.14 feet, North 36 deg 29 min 36 sec East, 46.90 feet, with a curve to the left having a radius of 93.00 feet, a curve length of 18.82 feet and a chord bearing and distance of North 30 deg 41 min 46 sec East, 18.79 feet, South 53 deg 30 min 24 sec East, 42.35 feet, South 60 deg 47 min 15 sec East, 223.65 feet, with a curve to the left having a radius of 103.95 feet, a curve length of 141.61 feet and a chord bearing and distance of North 80 deg 12 min 50 sec East, 130.91 feet, North 41 deg 08 min 09 sec East, 39.42 feet, South 52 deg 19 min 25 sec East, 14.31 feet to an existing concrete monument on the westerly right-of-way line of Ellington Parkway, width varies;

Thence with the westerly right-of-way line of Ellington Parkway for the following calls: South 11 deg 57 min 29 sec East, 121.81 feet to a right-of-way monument; South 28 deg 40 min 20 sec East, 414.54 feet to an existing iron rod at a corner common with the property conveyed to Michael Craddock of record in Instrument Number 20150622-0059221, also being on the northerly line of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Book 332, Page 34;

Thence leaving the westerly right-of-way line of Ellington Parkway first with the northerly line of aforesaid Walnut Grove Subdivision of Lot No. 5, North 82 deg 50 min 47 sec West, 274.29 feet to an existing iron rod at a corner common with the property conveyed to Bellsouth Mobility Inc. of record in Book 10334, Page 327;

Thence with the westerly line of said Bellsouth Mobility, South 8 deg 00 min 02 sec West, 323.12 feet to the northerly right-of-way line of Cherokee Avenue, 50 feet in width;

Thence with the northerly right-of-way line of Cherokee Avenue, North 81 deg 50 min 25 sec West, 48.79 feet to a corner common with the property conveyed to Jarrett Family Revocable Living Trust of record in Instrument Number 20181002-0097536;

Thence leaving the northerly right-of-way line of Cherokee Avenue with the easterly line of Jarrett Family Revocable Living Trust, North 7 deg 47 min 04 sec East, 322.24 feet to an existing iron rod;

Thence with the northerly line of Walnut Grove Subdivision of Lot No. 5, North 82 deg 50 min 47 sec West, 526.10 feet to an existing concrete monument at a corner common with said Walnut Grove Annex of record in Book 1424, Page 90;

Thence with the easterly line of Walnut Grove Annex, North 5 deg 40 min 33 sec East, 404.45 feet to the point of beginning; containing 316,660 square feet or 7.270 acres more or less.

Being part of the property conveyed to LVH, LLC of record in Instrument Number 20150807-0079149 in the Register's Office for Davidson County, Tennessee.