Karen Johnson Davidson County
Batch# 627432 AFFIDAVIT
05/03/2021 11:53:24 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210503-0058959

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. 20200923-0109430 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 Flats, 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. 20200923-0109430 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. 20200923-0109430 in the Register's Office for Davidson County, Tennessee.

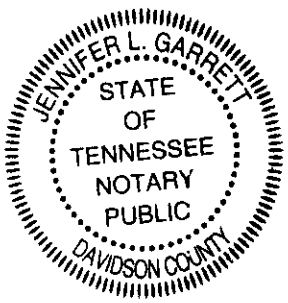
Executed at Nashville, Tennessee, this the 30 day of April, 2021.

J. Quinton Horner - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

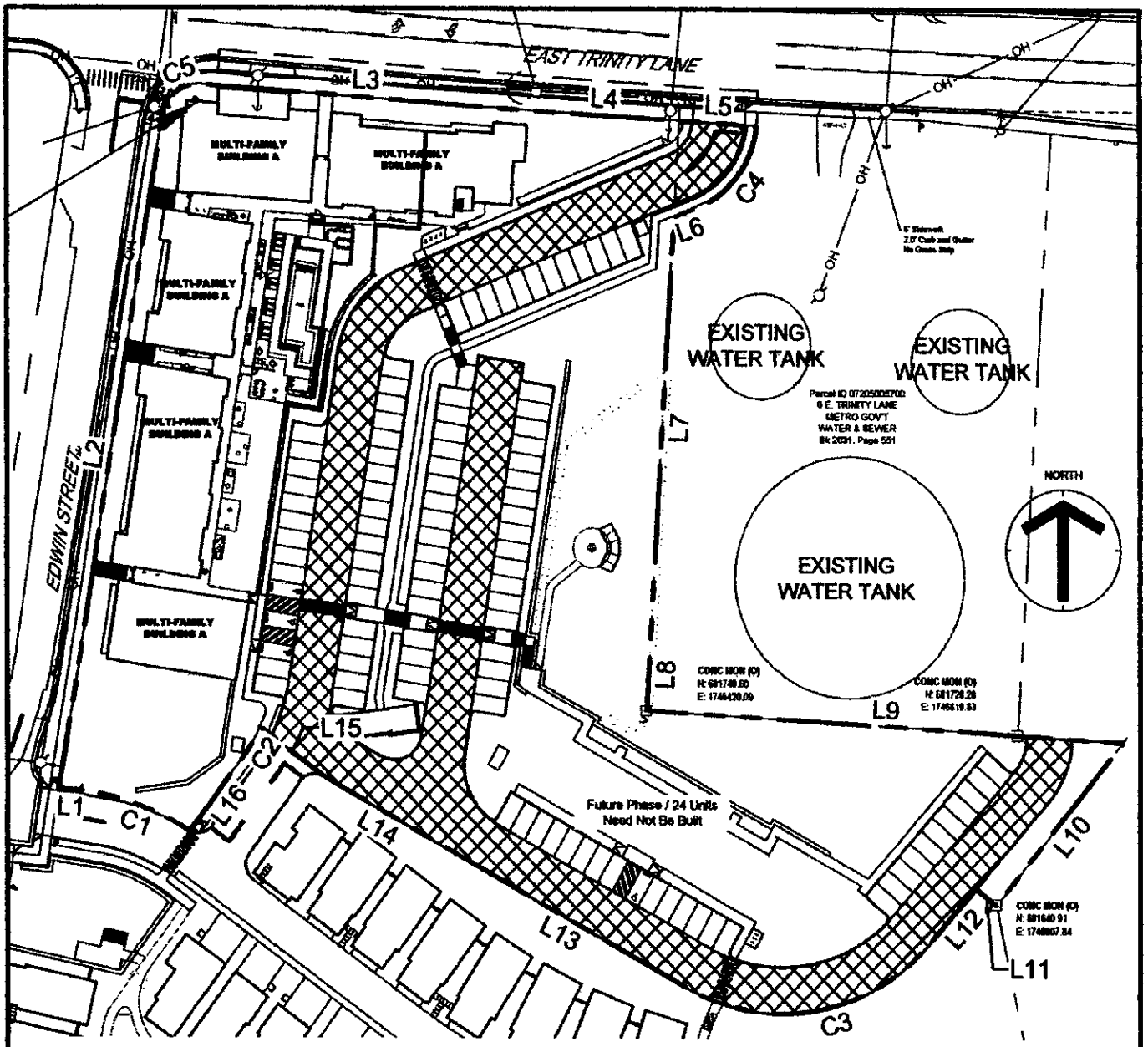
Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Quinton Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the forgoing instrument for the purposes therein contained.

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



Notary Public
My Commission Expires: 3.7.23

EXHIBIT "A"



Line Table		
Line #	Length	Direction
L1	12.49	N66° 18' 59"W
L2	344.99	N09° 13' 29"E
L3	175.81	S85° 45' 11"E
L4	80.84	S85° 36' 58"E
L5	41.83	S86° 27' 29"E
L6	12.58	S89° 50' 20"W

Line Table		
Line #	Length	Direction
L7	212.58	S03° 23' 10"W
L8	39.37	S03° 23' 10"W
L9	256.33	S86° 28' 08"E
L10	108.26	S36° 49' 04"W
L11	14.31	N52° 19' 25"W
L12	39.46	S41° 08' 09"W

Line Table		
Line #	Length	Direction
L13	146.05	N80° 47' 15"W
L14	77.64	N80° 47' 15"W
L15	42.35	N53° 30' 24"W
L16	46.90	S36° 29' 36"W

Curve Table			
Curve #	Length	Radius	Delta
C1	61.66	136.86	025.82
C2	18.82	93.00	011.59
C3	141.65	103.95	078.08
C4	56.21	50.55	063.72
C5	31.96	20.18	090.78

KEY PLAN

80' 0' 80' 160

GRAPHIC SCALE

HIGH VIEW FLATS DEVELOPMENT BOUNDARY

MASTER DEVELOPMENT COMMON ELEMENT

COMMON ELEMENT

Barge Cauthen & ASSOCIATES
CIVIL ENGINEERS
6606 CHARLOTTE PIKE, STE 216
NASHVILLE, TENNESSEE 37209
615.356.9811 PHONE
615.352.6737 F A X

HIGH VIEW FLATS

DEVELOPMENT BOUNDARY PLAT

EXHIBIT B
1 of 5

BCA JOB NO.
2882-01

P:\2882 Core Dev\2882-01 East Trinity Ln SP\Dwg\Schematic Design SD\Exhibits\High View Flats_ Bldg A - 1 of 5 Exhibit B.dwg-Bldg A Boundry Plat_1 of 5 Exhibit

High View Flats

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

Commencing 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 to the true point of beginning;

Thence continuing with the easterly right-of-way line of Edwin Street North 9 deg 13 min 00 sec East, 344.99 feet to the beginning of a radius return to East Trinity Lane, width varies;

Thence along said radius return for the following calls: with a curve to the right having a radius of 30.00 feet, a curve length of 7.88 feet and a chord bearing and distance of North 16 deg 44 min 45 sec East, 7.86 feet; with a curve to the right having a radius of 20.00 feet, a curve length of 24.67 feet and a chord bearing and distance of North 59 deg 36 min 32 sec East, 23.13 feet to the southerly right-of-way line of East Trinity Lane;

Thence along the southerly right-of-way line of East Trinity Lane along a curve to the left having a radius of 8733.12 feet, a curve length of 297.60 feet and a chord bearing and distance of South 86 deg 02 min 01 sec East, 297.58 feet;

Thence leaving the southerly right-of-way line of East Trinity Lane through the property conveyed to Metro Government of record in Book 2031, Page 551, along the southeasterly line of the property conveyed to High View Flats, LLC of record in Instrument Number 2020102-30123337 for the following calls: with a curve to the right having a radius of 50.50 feet, a curve length of 56.42 feet and a chord bearing and distance of South 37 deg 49 min 57 sec West, 53.53 feet; South 69 deg 50 min 20 sec West, 12.46 feet to the westerly line of said property conveyed to Metro Government;

Thence first along the westerly line and then along the southerly line of Metro Government for the following calls: South 3 deg 23 min 10 sec West, 251.88 feet to an existing concrete monument; South 86 deg 29 min 03 sec East, 199.87 feet to an existing concrete monument at a corner common with the property conveyed to Affordable Housing Resources, Inc. of record in Instrument Number 20190305-0020017;

Thence with the southerly line of Affordable Housing Resources, South 86 deg 28 min 34 sec East, 56.67 feet to 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 38 deg 53 min 17 sec West, 108.56 feet to a right-of-way monument;

Thence leaving the westerly right-of-way line of Ellington Parkway through the property conveyed to LCH, LLC of record in Instrument Number 20150807-0079149 for the following calls: North 52 deg 19

min 25 sec West, 14.31 feet, South 41 deg 08 min 09 sec West, 39.42 feet, along a curve to the right having a radius of 103.95 feet, a curve length of 141.61 feet and a chord bearing and distance of South 80 deg 12 min 50 sec West, 130.91 feet, North 60 deg 47 min 15 sec West, 223.65 feet, North 53 deg 30 min 24 sec West, 42.35 feet, along a curve to the right having a radius of 93.00 feet, a curve length of 18.82 feet and a chord bearing and distance of South 30 deg 41 min 46 sec West, 18.79 feet, South 36 deg 29 min 36 sec West, 46.90 feet, along a curve to the left having a radius of 136.22 feet, a curve length of 61.67 feet and a chord bearing and distance of North 69 deg 55 min 17 sec West, 61.14 feet, North 86 deg 20 min 16 sec West, 12.44 feet to the point of beginning; containing 139,543 square feet or 3.204 acres more or less.

Being part of the property conveyed to LVH, LLC of record in Instrument Number 20150807-0079149 and all of the property conveyed to High View Flats, LLC of record in Instrument Number 2020102-30123337 all in the Register's Office for Davidson County, Tennessee.