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SCRIVENER'S AFFIDAVIT
QUITCLAIM DEED

Whereas, by Quitclaim Deed of record in Instrument No. 20211123-0155668, Register's Office for Davidson County, Tennessee, **Jack C. Wilder, Grantor,** conveyed certain property to **Q & A Holdings, G.P., Grantee** (the "Quitclaim Deed"); and

Whereas, the Quitclaim Deed contained (1) an error in the Grantee's name and (2) an error in the legal description of the property.

Now, therefore, comes Richard W. Sebastian, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Affiant on November 23, 2021, prepared the Quitclaim Deed by and between the above parties to convey real property located in Davidson County; that the Quitclaim Deed contained (1) an error in the name of the Grantee and (2) an error in the legal description of the property. The Quitclaim shall be corrected to show the Grantee's name as follows:

"Q & A Holdings, G.P., a Tennessee general partnership"

The Quitclaim Deed shall be further corrected to show the legal description shall be stricken and the following shall be substituted in lieu thereof as follows:

"Land in Davidson County, Tennessee described as follows:

Tract I
Being Lots 12, 13, 14 and 15 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Tract II
Being a tract of land in Nashville, Davidson County, Tennessee, said tract being Lots 28, 29, 30 and part of 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Magnetic Nail (old) on the eastern margin of McMillin Avenue (40' ROW) at the common corner of Lots 27 & 28 on said subdivision plat, thence leaving said eastern margin and with the common line of said Lots 27 & 28 North 49 degrees 05 minutes 53 seconds East for 100.00 feet to a ½" Iron Rod (old) on the western margin of Alley #371 (12' ROW);

Thence leaving said Lot 27 and with said western margin South 41 degrees 02 minutes 34 seconds East for 213.76 feet to a Iron Rod capped Elliott at the northwest intersection of said Alley #371 and Hynes Street (50' ROW), said Rod also being the southeast corner of said Lot 31;

Thence leaving said Alley #371 and with the northern margin of said Hynes Street South 59 degrees 11 minutes 07 seconds West for 39.78 feet to a ½" Iron Rod capped Elliott, said Rod being the southeast corner of the O.I.C. Homes at 300 McMillin Street property as of record in MA-20171030 0111071, Register's Office for Davidson County, Tennessee;

Thence leaving said northern margin and with the eastern line of said O.I.C. Homes at 300 McMillin Street property North 40 degrees 32 minutes 55 seconds West for 55.91 feet to a ½" Iron Rod (old) on the common line of said Lots 30 & 31;

Thence with the northern line of said O.I.C. Homes at 300 McMillin Street property South 48 degrees 47 minutes 05 seconds West for 61.33 feet to a ½" Iron Rod capped Elliott on said eastern margin of McMillin Avenue, said Rod also being the common corner of said Lots 30 & 31;

Thence leaving said Lot 31 and with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 151.22 feet to the point of beginning, said tract of land herein described containing 0.399 acres more or less, and being according to a boundary survey performed by Clint Elliott Survey dated 02-20-2020, Jason A. Garrett, TN RLS # 2831.

Such property also described as follows:

TRACT I: 311 15th Avenue North, Map 92-8-00, Parcel 306.00

Being Lot No. 12 in McMillin's Subdivision of the Old State Penitentiary Land, a plan of which subdivision is of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of 15th Avenue North, formerly Stone Wall Street and extends back between parallel lines 100 feet to a 12 foot alley.

TRACT II: Originally 307 15th Avenue North, Map 092-08-00, Parcel 309

Being Lot No. 13 in Gov. McMillin' s Plan of Subdivision of the Old State Prison Lands, of record in Book 161, page 119 , Register's Office for Davidson County, Tennessee as follows:

Being Lot No. 13 fronts 50 feet on the westerly side of Fifteenth Avenue North, formerly known as Stonewall Street and runs back between parallel lines 101 feet to an alley.

TRACT III: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 14 on the Plan of Gov. McMillin's Plan of Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, runs back between parallel lines 100 feet to an alley.

TRACT IV: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 15 on the Plan of Gov. McMillin's Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 83.7 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, and runs back 101.7 feet on the northerly margin of Hynes Street to a 12-foot alley; thence with the easterly margin of said alley 65.4 feet; thence with the line between Lot Nos. 14 and 15, 100 feet to the westerly margin of 15th Avenue North.

TRACT V: 1500 Hynes Street, Map 092-12-00, Parcel 330

Being the northeasterly or rear part of Lot No. 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the northerly margin of Hynes Street, 61 feet 10 inches easterly from the northeast corner of said Hynes Street or McMillin Avenue, said point being the southeast corner of a part of Lot No. 31 conveyed to E. J. Roberts by Deed from Jno. E. Barnard, et al, as of record in Book 513, page 712, said Register's Office; thence, with the northerly margin of said Hynes Street eastwardly 39 feet 6 inches more or less to the northwardly 63.1 feet more or less to the southeast corner of Lot No. 30 on said Plan; thence with the line between said Lots Nos. 30 and 31, westwardly 38 feet 8 inches more or less to the northeast corner of said E. J. Roberts property; thence with the eastern boundary line of said Roberts property, southwardly 56 feet 3 inches more or less to the beginning.

TRACT VI: 308 McMillin Street, Map 092-08-293.00

Land in Davidson County, Tennessee, being Lot No. 28 in McMillin's Old State Penitentiary Plan, fronting 50 feet on the east side of McMillin Street, and running back between parallel lines 100 feet to a 12 foot alley.

TRACT VII: 306 McMillin Street, Map 092-08-292.00

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT VIII: 302 McMillin Street, Map 092-08-291.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the easterly side of McMillin Avenue (now McMillin Street) and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Q & A Holdings, G.P., a Tennessee general partnership by Deeds from Jack C. Wilder, record in Instrument No. 20211001-0131963 & Instrument No. 20211001-0131964, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jack C. Wilder by Deed from Q & A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20211123-0155665, Register's Office for Davidson County, Tennessee.

Included in a portion of the above description but expressly excluded therefrom is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed from Jack C. Wilder of record in Instrument No. 20211123-0155666, described as follows:

Being a tract of land in the 19th Council District of Nashville, Davidson County Tennessee, said tract be a portion of Lots #12 & #31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Iron Rod old on the western margin of Alley #371 (12' ROW) said Rod also being the northwest corner of Lot # 28 on said McMillin Plan, thence with a new line across said Alley #371 North 49 degrees 05 minutes 53 seconds East for 12.00 feet to a ½" Iron Rod capped Elliott on the eastern margin of said Alley #371, said Iron also being the northwest corner of Lot #12 on said McMillin Plan; thence with the northern line of said Lot #12 North 49 degrees 05 minutes 53 seconds East for 4.00 feet to a point, thence with a new line through said Lot #12 South 41 degrees 02 minutes 34 seconds East for 14.41 feet to a point, thence North 48 degrees 57 minutes 26 seconds East for 96.00 feet to a point on the western margin of 15th Avenue North (50' ROW), thence with the western margin of said 15th Avenue South 41 degrees 02 minutes 34 seconds East for 20.00 feet to a point, thence leaving said 15th Avenue and with a new line through said Lots #12 & #28 South 48 degrees 57 minutes 26 seconds West for 212.00 feet to a point on the eastern margin of McMillin Avenue (40' ROW), thence with said eastern margin of McMillin Avenue North 41 degrees 02 minutes 34 seconds West for 20.00 feet to a point, thence leaving said McMillin Avenue and with a new line through said Lot #28 North 48 degrees 57 minutes 26 seconds East for 96.00 feet to a point, thence North 41 degrees 02 minutes 34 seconds West for 14.46 feet to a point on the northern line of said Lot #28, thence with said northern line North 49 degrees 05 minutes 53 seconds East for 4.00 feet to the point of beginning; said tract of land herein described contains 4,528 square feet more or less and being according to a boundary survey performed by Clint Elliott Survey dated 2-20-2020, Jason Garrett TN RLS #. 2861."

That Affiant makes this Affidavit solely for the purpose of correcting said typographical errors contained in the Deed of record in Instrument No. 20211123-0155668, Register's Office for Davidson County, Tennessee, which are scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 28th day of February, 2022.

AFFIANT: Richard W. Sebastian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 28th day of February, 2022, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

