This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 885549 AFFIDAVIT
07/07/2022 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220707-0078649

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Brian Mitchell, hereinafter referred to as Affiant, on this the 7th day of July 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.
2. That Affiant recorded a Warranty Deed dated June 7th, 2022 and recorded June 14, 2022 in **Instrument 20220614-0067999 in the Register's Office for Davidson County, Tennessee** between **Urban View West, LLC (Grantor),** and **Invest Holdings, LLC (Grantee)** in regards to the property described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 31 through 35 on the Resubdivision of the Wilcox Property of record in Plat Book 421, Page 42 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the Northerly right-of-way line of Charlotte Avenue, 80 feet in width, at a corner with Lot 30 on said Resubdivision of the Wilcox Property;

Thence with the Northerly right-of-way line of Charlotte Avenue, South 88 degrees 40 minutes 49 second West, 250.21 feet to an iron rod set at a corner common with Lot 36 on Resubdivision of the Wilcox Property;

Thence leaving the northerly right-of-way line of Charlotte Avenue with the Easterly line of Lot 36, North 1 degrees 46 minutes 06 seconds East, 144.58 feet to an iron rod set on the Southerly right-of-way line of Alley Number 934, 20 feet in width;

Thence with the Southerly right-of-way line of Alley Number 934, South 89 degrees 53 minutes 39 seconds East, 250.00 feet to an iron rod set at a corner common with Lot 30;

Thence with the Westerly line of Lot 30, South 1 degrees 47 minutes 21 seconds West, 138.35 feet to the point of beginning; containing 35,348 square feet or 0.812 acres more or less;

The above description was written from a survey prepared by Clint Elliott Survey, titled ALTA/NSPS Land Title Survey of 3308 & 3312 Charlotte Avenue and last revised August 27th, 2019.

3. That the above-mentioned Warranty Deed was recorded with a clerical error.

4. That Affiant makes this affidavit for the purpose of adding the following additional map and parcel to said Warranty Deed:

   092-09-0-357.00

   Note: Warranty Deed should have included both 092-09-0-357.00 AND 092-09-0-359.00.

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Brian Mitchell

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian Mitchell**, the within named Affiant, 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 and official seal this July 7, 2022.

Dawn Martin

NOTARY PUBLIC

My Commission Expires: 10/2/23



I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7 , 2022 (date of document).

Brian Mitchell

Affiant Signature

Date July 7, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2022.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

