Karen Johnson Davidson County
Batch# 974848 AFFIDAVIT
02/28/2023 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0013919

Prepared by and return to:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

AFFIDAVIT OF SCRIVENER'S ERROR

I, Katrina Hoff, Affiant herein, having personal knowledge of the facts herein stated, make the following statements of fact:

Whereas, **OZ615-Affordable Housing Resources Joint Venture, A Tennesse Joint Venture** did execute a warranty deed on 08/09/2022 that was recorded 08/25/2022 as document no. 20220825-0095918, Register's Office for Davidson County Tennessee.

And whereas, the legal description for this document was attached as Exhibit A

Now therefore, it is hereby attested by and through the scrivener that the incorrect Exhibit A was used. The correct Exhibit A is attached herein.

It is further attested by the scrivener that all other aspects of the Warranty Deed are correct.

Dated this the 27th Day of February, 2023.

Signing on behalf of:
Tennessee Nations Title Agency

Katrina Hoff

State of Tennessee}
County of Davidson}

On this 27th day of February, 2023, before me, a Notary Public in and for said County, personally appeared Katrina Hoff, to me known to be the same person described herein and who executed the within instrument who acknowledged the same to be their free act and deed.

Notary Public

My Commission Expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.102, together with the appurtenant interest in the common elements of 432 Murfreesboro Pike Flats Condominiums, a condominium established by Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Being part of the same property conveyed to OZ615, LLC, a Tennessee Limited Liability Company, by deed from Bradford Jason Lewis, Successor Trustee of The Bradford Jason Lewis 2011 Property Trust and James A. Lewis and Hilda M. Lewis, husband and wife, of record in Instrument No. 20190612-0056564, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 19, 2019 of record in Instrument No. 20200102-0000414, Register's Office for Davidson County, Tennessee, OZ615, LLC, a Tennessee limited liability company, conveyed subject property to OZ615-AFFORDABLE HOUSING RESOURCES JOINT VENTURE, a Tennessee joint venture.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 106010A10200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 432 Murfreesboro Pike Flats Condominiums, of record in Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit E to the Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee.
5. Easement for utility line of record in Book 11432, page 546, Register's Office for Davidson County, Tennessee.
6. Subject to 16 foot closed alley No. 2070, which was closed by Metro Council Ordinance No. 098-1402, with easements retained by Metropolitan Government for Nashville, Davidson County, Tennessee.
7. Title to that portion of subject property embraced within the bounds of Murfreesboro Pike and Elm Hill Pike.
8. Terms and conditions of that certain Lease Agreement by and between James A. Lewis, as Lessor, and Quick Fuel, Inc. as Lessee, a memorandum of which appears of record in Book 11239, page 524, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 7900, page 612, Register's Office for Davidson County, Tennessee.
10. Easement for Ingress and Egress of record in Instrument No. 20190613-0056683, Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20210507-0061748, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/27/2023 (date of document).

Affiant Signature

Date 2/27/2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of February, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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