Karen Johnson Davidson County
Batch# 1054517 AFFIDAVIT
09/27/2023 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230927-0075831

This Instrument Prepared By:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Road, Suite 102,
Franklin, TN 37067

SCRIVENER'S AND/OR CLOSER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, R. W. HARDISON, on behalf of Foundation Title & Escrow being first duly sworn depose and say:

1. That Foundation Title & Escrow prepared and/or closed and/or witnessed for execution a (a) Special Warranty Deed dated September 13, 2023 by and between JACK H. ALLINDER ("Grantor") and BNA WOODLAND OZ BUSINESS LLC, a Tennessee Limited Liability Company ("Grantee") filed September 19, 2023 in Instrument No. 20230919-0073313, in the Register's Office for Davidson County, Tennessee; and (b) Quit Claim Deed dated September 13, 2023 by and between JACK H. ALLINDER ("Grantor") and BNA WOODLAND OZ BUSINESS LLC, a Tennessee Limited Liability Company ("Grantee") filed September 19, 2023 in Instrument No. 20230919-0073314, in the Register's Office for Davidson County, Tennessee.

2. Based on information provided by the parties, the following defects or inaccuracies (and the corrections thereof) existed in the aforementioned documents:

The property description in the Special Warranty Deed should have contained the recorded property description while the Quit Claim Deed contained the newly surveyed property description and that the Special Warranty Deed inadvertently used the newly surveyed property description; said Special Warranty Deed is hereby corrected as follows:

Tract 1

407 Russell Street, Nashville, TN 37206 (TIN 082 15 0 104.00)

Land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 25 and the Easterly 4 feet of the southerly 80 feet of Lot No. 24 on the Plan of Russell Houston's Addition to Edgefield, now East Nashville as of record in Book 18, Page 651, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Russell Street, at a point 140.5 feet, more or less, east of the easterly margin of South Fourth Street, said point being 4 feet west or the corner of Lots Nos. 24 and 25; thence northerly and parallel with the lines

between Lots Nos. 24 and 25, 80 feet; thence at right angles eastwardly 4 feet to the line between Los Nos. 24 and 25; thence with said line northwardly 90 feet to the southerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots Nos. 24 and 25; thence with said two lots southwardly 170 feet to the northernly margin of Russell Street; thence with said street westwardly 54 feet to the beginning.

Being the same property conveyed to Jack H. Allinder by Warranty Deed from Ellen Juanita Allinder, Executrix of the Estate of Jack Allinder, Jr., by deed dated June 1, 2004, filed of record on September 17, 2014 of record in Instrument No. 20140917-0085180, Register's Office for Davidson County, Tennessee.

Tract 2
409 Russell Street, Nashville, TN 37206 (TIN 082 15 0 105.00)

Land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 26 on the Plan of Russell Houston's Addition to Edgefield, now East Nashville as shown of record in Book 18, Page 651, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jack H. Allinder by Warranty Deed from Ellen Juanita Allinder, Executrix of the Estate of Jack Allinder, Jr., by deed dated June 1, 2004, filed of record on September 17, 2014, of record in Instrument No. 20140917-0085181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack H. Allinder by Warranty Deed from Ellen Juanita Allinder, Executrix of the Estate of Jack Allinder, Jr., by deed dated June 1, 2004, filed of record on September 17, 2014, of record in Instrument No. 20140917-0085181, Register's Office for Davidson County, Tennessee.

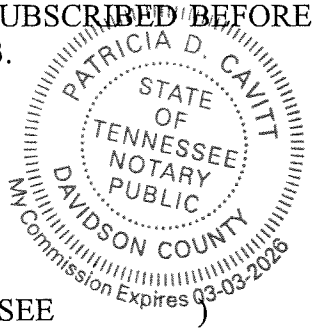
The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 407 and 409 Russell Street, Nashville, TN 37206. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

FURTHER AFFIANT SAITH NAUGHT.

R. W. HARDISON

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF September, 2023.

SEAL



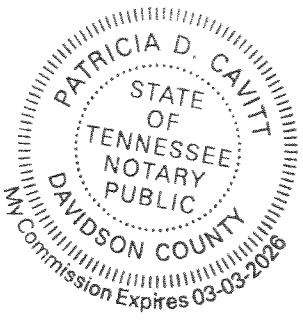
NOTARY PUBLIC
COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of September, 2023.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:

Certificate of Authenticity

I, Tonya Loftin, 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 **September 27, 2023**.

Date

Tonya Loftin
Affiant Signature

September 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of September, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)