This Instrument Prepared By:
Rudy Winstead Turner, PLLC
2010 21st Ave South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1073268 AFFIDAVIT
11/17/2023 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089922

SCRIVENER'S AFFIDAVIT

(Reference to Quitclaim Deed of record in Instrument No. 20220525-0060707, Register's Office for Davidson County, Tennessee)

I, Maria C. Moore of Rudy Winstead Turner, PLLC, the Affiant, being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information, and belief:

1. That Rudy Winstead Turner, PLLC prepared a Quitclaim Deed executed by Hemel Surati, the President of Alto Partners, LLC, a Tennessee limited liability company dated May 18, 2022, to update the legal description for Parcel ID 106 01 0 153.00, and re-convey the same property to Alto Partners, LLC, a Tennessee limited liability company.

2. That the above referenced Quitclaim Deed contained typos in the legal description on Page 3. The legal description shall be struck in its entirety and replaced with the following:

   Being a tract of land lying in Davidson County, Tennessee, also being Lots 1 & 2, on the Plan of Murfreesboro Pike/Winners LP., as of record in Plat Book 7900, Page 821, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

   Beginning at an existing Concrete Monument on the southerly right-of-way line of Murfreesboro Pike at a corner common with Young Broadcasting of Nashville, LLC., as of record in Deed Instrument No. 20040901-0106049, at said Register's Office, and being the northwest corner of the tract described herein;

   Thence with southerly right-of-way line of Murfreesboro Pike, South 67 deg 17 min 27 sec East, 294.28 feet to an existing pk nail at the intersection of the southerly right-of-way line of Murfreesboro Pike and the westerly right-of-way line of Fesslers Lane;

   Thence with the westerly right-of-way line of Fesslers Lane along a curve to the right with an arc length of 54.70 feet, the radius of which is 40.00 feet, the central angle of which is 78 deg 21 min 00 sec to an existing iron rod;

   Thence South 11 deg 03 min 33 sec West, 24.06 feet to an existing pk nail;

   Thence along a curve to the right with an arc length of 145.95 feet, the radius of which is 687.04 feet, The central angle of which is 12 deg 10 min 17 sec to an

existing Concrete Monument at a corner common with Alley Cassetty Coal Co., INC., as of record in Deed book 6463, Page 516, at said Register's Office;

Thence leaving the westerly right-of-way line of Fesslers Lane with northerly property line of Alley Cassetty Coal Co., INC., North 66 deg 46 min 17 sec West, 180.97 feet to an existing iron rod;

Thence South 71 deg 39 min 57 sec West, 132.73 feet to an existing iron rod on the easterly property line of said Young Broadcasting of Nashville, LLC;

Thence with the easterly property line of Young Broadcasting of Nashville, LLC., North 08 deg 41 min 50 sec East, 294.76 feet to the point of beginning, containing 68,646 square feet (1.58 acres more or less).

Being the same property conveyed to Alto Partners, LLC., as of record in Deed Instrument No. 20220309-0027296, at said Register's Office.

All other matters contained in the Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

Affiant:

Maria C. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Mary Charles Davis, a Notary Public of the County and State first written above, do hereby certify that Maria C. Moore, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 day of November, 2023.

Notary Public

My Commission Expires: 5/9/2026

MARY CHARLES DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 09, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Maria C. Moore, 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 November 17, 2023 (date of document).

Maria C. Moore
Affiant Signature

11-17-2023
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2023.

Mary Charles-Davis
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY'S SEAL

