Karen Johnson Davidson County
Batch# 1198327 AFFIDAVIT
10/25/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241025-0083106

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now the affiant, Sam Knell, being duly sworn, deposes and says as follows:

1. Sam Knell is an attorney at Bass, Berry & Sims, PLC.

2. Bass, Berry & Sims, PLC prepared that certain Quitclaim Deed (the "Deed") dated April 19, 2024 and recorded as Instrument #20240503-0032775, Register's Office for Davidson County, Tennessee, that conveyed property from Diane D. Reeves to TDR Strategic Realty Partners, LLC.

3. That, as a result of a scrivener's error, a tax parcel# was inadvertently omitted from the first page of the Deed and the legal description of the parcel inadvertently shown under Tax Parcel 043 00 0 016.00 (144 Scenic View Road), on Exhibit A (pages 4 and 5 of the Deed).

4. The missing tax parcel # is 043 00 0 017.00 (142 Scenic View Road). A corrected version of the legal description with tax parcel # and address is attached hereto as Exhibit A.

5. That this affidavit is made in accordance with T.C.A. § 66-24-101(a)(27) to correct the aforementioned error.

Sam Knell
SAM KNELL

Sworn to and subscribed before me this
25 day of October, 2024.

Notary Public

My Commission Expires:
3-3-2026

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

EXHIBIT A

043 00 0 016.00 (144 Scenic View Road)

Two Tracts of land in Davidson County, Tennessee, being Tracts Nos. 2 and 10 on the Boundary Survey of Tract No. 2 & No.10, Terry Reeves Property, described according to a survey made by W.T. Smith, TN RLS 2012, dated December 28, 2018, as follows:

(Tract No. 2)
Commencing at an iron rod (found) in the westerly margin of Scenic View Road, said rod being the northeast corner of the property conveyed to Myers E. Brown as evidenced in DB.20180621-006009 R.O.D.C., Tn.; thence, with said margin of Scenic View Road South 04°39' 14" West 50.30' to an existing iron rod being the Point-of-Beginning for this hereon described tract of land; thence, continuing with said margin South 04°39' 14" West 108.36' to an iron rod (set), said rod also being the PC of a curve to the left having a delta of 23°05'03", a radius of 200,00', a tangent of 40.84' an arc length of 80.58', and a chord bearing and distance of South 06°53'18" East 80.04' to an iron rod (set), said rod being the northeast corner of tract 10 and being the property conveyed to Tony C. Reeves as evidenced in DB.20160628-0065980 R.O.D.C.,Tn.; thence, with the northerly line of tract 10 South 46°59'26" West 522.03' to an iron pipe (found), said rod being the northwest corner of said tract 10; thence, with the west line of tract 10 South 34°25'45" East 108.10' to a 30" stump at the intersection of existing fences; and also being the northwest corner of the property conveyed to John M. Hahn as evidenced in DB.11726, PG.954 R.O.D.C.,Tn; thence, with Hahn's west line South 33°56'38" East 217.07' to an existing 30" Hackberry in the north line of the Bobby H. Boone property as evidenced in DB.7895, PG.935 R.O.D.C.,Tn.; thence with a common line of said Boone property passing through an iron rod (found) at South 47°02'40" West 78.06' marking the common corner of said Boone and the property conveyed to Gary W., James E. & Nancy Rager as evidenced in QC 20100526-0040501 R.O.D.C.,Tn. and continuing with said Rager's North line South 47°02'40" West and passing through an iron pipe (found) at 2617.47' for a total distance of 2731.52' to the approximate low water mark of the Cumberland Rive; thence running generally with the low water mark of said river for the next 3 calls: North 26°53'00" West 399.98' to a point; thence, North 29°18'35" West 340.50' to a point; thence, North 18°24'38" West 152.11' to a point; thence, departing said river and running with the common line of the property conveyed to Feller Brown as evidenced in QC.20 170209- 0013902 R.O.D.C.,Tn., passing through a witness rod (set) at North 52°51'46" East 125.00' for a total distance of 564.08' to an iron rod (set) in the southerly line of said Feller Brown property; thence, continuing with the southerly line of said Brown property North 51°24'15" East 2021.86' to an existing wood corner post in the west line of the property conveyed to Leslie W. Allen as evidenced in QC.00007040-0000268 R.O.D.C.,Tn; thence, South 34°30'28" East 195.04' to an iron pipe found marking the southwest corner of the aforementioned Brown property; thence, with Brown's south line North 46°09'20" East 628.02' to the Point-Of-Beginning containing 2,071,941 Sq. Ft. or 47.57 Acres more or less.

043 00 0 017.00 (142 Scenic View Road)

(Tract No. 10)
Commencing at an iron rod (found) in the westerly margin of Scenic View Road, said rod being the northeast corner of the property conveyed to Myers E. Brown as evidenced in DB.20180621-006009 R.O.D.C., Tn.; thence, with said margin of Scenic View Road South 04°39'14" West 50.30' to an existing iron rod; thence, continuing with said margin South 04°39'14" West 108.36' to an iron rod (set), said rod also being the PC of a curve to the left having a delta of 23°05'03", a radius of 200.00', a tangent of 40.84' an arc length of 80.58', and a chord bearing and distance of South 06°53'18" East 80.04' to an iron rod (set), said rod being the Point-Of-Beginning for this hereon described tract; thence, continuing with a curve to the left having a delta of 24°26'll", a radius of 200.00, a tangent of 43.31, an arc length of 85.30', and a chord bearing and distance of South 30°38'55" East 84.65' to an iron rod (set) at the point of tangency of Scenic View Rd. thence, continuing with said margin South 42°52'0l" East 24.20' to an iron rod (set), said rod being the northeast corner of the property conveyed to John M. Hahn as evidenced in DB.11726, P0.954 R.O.D.C., Tn.; thence, with Hahn's north line South 46°59'26" West 519.98' to an existing 30" stump in the intersection of fences; thence, North 34°25'45" West 108.10' to the southwest corner of the property conveyed to Terry C. Reeves and known as tract 2 as evidenced in DB.20160628 - 0065980 R.O.D,C., Tn.; thence, with a common line of said tract 2 North 46°59'26" East 522.03' to the Point-Of-Beginning containing 55,217 Sq. Ft. or 1.27 Acres more or less.

Tax Parcels 04300 0 016.00 and 04300 0 017.00 are the same property conveyed to Terry C. Reeves and Diane D. Reeves, husband and wife, by deed of record as Instrument #20190107-0001694, the said Terry C. Reeves being since deceased.

45926579.1

Certificate of Authenticity

I, Lucretia Albert, 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 October 25, 2024.

Date

Lucretia Albert

Affiant Signature

10/25/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of October, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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