Karen Johnson Davidson County
Batch# 1449287 AFFIDAVIT
07/20/2026 12:47:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20260720-0065466

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street
Nashville, TN 37203

SCRIVENER'S AFFIDAVIT TO CORRECT Instrument #20220418-0043933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned April G. Nichols, being duly sworn, certify the following:

I am a principal in Anchor Title, LLC, a licensed title insurance agency. Anchor Title, LLC recorded a Warranty Deed of record in Instrument #20220418-0043933 in the Register's Office for Davidson County, Tennessee affecting title to a parcel of land in Nashville, Tennessee known as 117 30th Avenue N, Unit 705, Nashville, TN 37203, and being located on Davidson County Tax Map and Parcel: 104020W70500. Said Warranty Deed contains the following typographical errors, which are scrivener's errors rather than any expression of intent by the parties thereto, and are corrected hereby:

1. The legal description is being corrected to include an additional assigned Parking Space per the attached resolution:

Land in Davidson County, Tennessee, being Unit No. 705 together with Parking Space No. 47B and 48B together with the appurtenant interest in the common elements of WEST END LOFT, II CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Instrument 20030701-0091161, amended in Instrument 20050106-0002529, Instrument 20151201-0121050, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

FURTHER AFFIANT SAYS NOT.

APRIL G. NICHOLS

WITNESS

Witness #1

4404 Hunt Place, Nashville TN 37215
Witness #1 Address

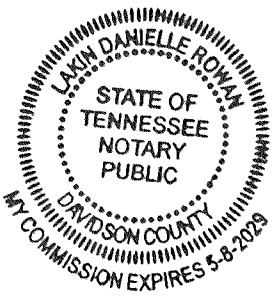
Jan Nichols
Witness #2

709 Hagan St, Nashville, TN 37203
Witness #2 Address

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of July, 2026

(Affix Seal) Notary Public

Notary Public
Commission Expires:
5/8/29



Minutes of November 5, 2018 Board of Director's Meeting

Compiled by Robert Talisse
Date Prepared: November 25, 2018
Date Submitted December 4, 2018

Attendees: Mark Riebau, Andy Allen, Fred Duke, Robert Talisse

The meeting was called to order by Mark Riebau at 5:30pm.

I. Approval of the Minutes of October 17, 2018 Meeting
Talisse moved, and Allen seconded that the minutes be approved as presented. All voted in favor. Motion Approved.

II. Parking Space #48B

Jon & Gayle Sisler offered to purchase #705 conditional on having two parking spots allocated to the unit. The day of the closing Benjamin Herron, the owner of #705, transmitted an e-mail addressed to him from Michael Red, the then property manager acting on behalf of the Association, stating:

> "This morning we allocated a space to your unit that had not been previously allocated. Spaces 47B and 48B are now allocated to your unit (705)."

Based on the language of the message the Sisler's proceeded with the purchase of #705. Our attorney reviewed the documents and concluded that the messages constituted a legally binding agreement to which the Sisler's relied and the Board should consummate the agreement by allocation space 48B to unit #705.

Motion by Talisse, seconded by Duke, to allocate parking space 48B to unit #705. All voted in favor. Motion Approved

III. Repair of Water Damage to #701

The Association is responsible for paying for damage to the common elements (exterior wall, door, etc.) but the owner is responsible for paying for "...the repair, replacement or restoration of...floor decorations or covering..."

Mark and Andy will meet with the owner of #701 to convey this message.

IV. 2019 Budget:

Robert moved, Fred seconded, approval of the 2019 Budget proposal as submitted. Motion Approved

Copy of 2019 budget is attached.

V. Ghertner Contract Amendments:

Mark proposed the following amendments to the Ghertner Contract:

- Maximum of 1-year extension for 2019 rather than 2-year as currently written
- Broaden rights to terminate beyond for "breach of contract" which is too narrow
- Eliminate "auto-renewal" provision
- Include means or mechanisms to have Managing Agent arrange for mats to be installed prior to a move-in or –out and removed once the move-in/out has been completed.

All concurred with proposals.

WEST END LOFTS II CONDOMINIUMS ASSOCIATION, INC.

BOARD RESOLUTION NO. 2026-GO-03

Ratification and Confirmation of the Allocation of Parking Space 48B to Unit 705 as a Limited Common Element

V1.2

Resolution No.	2026-GO-03 [Governance]
Title	Ratification and Confirmation of the Allocation of Parking Space 48B to Unit 705 as a Limited Common Element
Date adopted	June 17, 2026
Effective date	Upon adoption; confirming an allocation effective November 5, 2018
Vote tally	3 in favor / 0 opposed / 0 abstaining; quorum: 3 of 5 directors present (3/5 quorum satisfied under By-Laws Art. II § 13). Director Lannum, owner of Unit 705, recused and departed prior to consideration of this item; Director Talisse absent; Director Clark served as Secretary pro tempore.
Authority	Master Deed ¶ 8, ¶ 9, and § A(j); By-Laws Article II § 3 (Powers and Duties of Board); Article II § 13 (Board quorum); Article III § 7 (appointment of Secretary pro tempore)
Exhibits	Exhibit A — Minutes of November 5, 2018 Board meeting; Exhibit B — December 22, 2018 memorialization email; Exhibit C — February 5, 2019 posted Unit Parking Assignments

The Board of Directors of West End Lofts II Condominiums Association, Inc. (the "Association"), having met in regular session on June 17, 2026 with a quorum present — the Secretary being absent and Director John Charles Clark serving as Secretary pro tempore pursuant to By-Laws Article III § 7 — adopts the following resolution:

WHEREAS, the Association is a Tennessee not-for-profit corporation governed by its Master Deed recorded July 1, 2003 (Davidson County Instrument No. 20030701-0091161), as amended, and its By-Laws; and

WHEREAS, Master Deed ¶ 9 provides that parking spaces other than developer-Allocated Parking Spaces are Common Elements that "may be allocated and reallocated, from time to time, to the respective Unit Owners," and Master Deed § A(j) defines Limited Common Elements as Common Elements reserved to the exclusive use of a Unit "as an inseparable appurtenance thereto"; and

WHEREAS, in or about April 2013, in connection with the sale of Unit 705 from Benjamin Herron to Jon and Gayle Sisler, the Association's then-property manager, Michael Red, allocated Parking Spaces 47B and 48B to Unit 705 and confirmed that allocation in writing, stating: "This morning we allocated a space to your unit that had not been previously allocated. Spaces 47B and 48B are now allocated to your unit (705)"; and

WHEREAS, the Sislers' purchase of Unit 705 was conditioned on the allocation of two parking spaces, and the Sislers relied on the Association's written allocation in proceeding to closing; and

WHEREAS, the Association's counsel subsequently reviewed the matter and concluded that the 2013 written allocation constituted a legally binding agreement on which the Sislers relied; and

WHEREAS, at its regular meeting on November 5, 2018, the Board of Directors, upon motion duly made by Director Talisse and seconded by Director Duke, voted unanimously to allocate Parking Space 48B to Unit 705, thereby consummating the agreement and converting Parking Space 48B from a general Common Element to a Limited Common Element reserved for the exclusive use of Unit 705; and

WHEREAS, the minutes of the November 5, 2018 meeting were approved by the Board on December 20, 2018, and the allocation was memorialized in writing by the Board President to the then-owner of Unit 705 on December 22, 2018; and

WHEREAS, the November 5, 2018 allocation was not recorded in the Register's Office for Davidson County, Tennessee, and the deeds subsequently conveying Unit 705 — including the conveyance to Gayle Sisler, LLC (Instrument No. 20200228-0022213) and the conveyance to the current owners (Instrument No. 20220418-0043933) — did not expressly recite the allocation of Parking Space 48B; and

WHEREAS, as a Limited Common Element and inseparable appurtenance to Unit 705 under Master Deed § A(j), Parking Space 48B passed with Unit 705 in each subsequent conveyance by operation of the Master Deed, notwithstanding the omission of any express recital in the deeds; and

WHEREAS, the Board wishes to ratify, confirm, and reaffirm the November 5, 2018 allocation and to authorize the recording of a confirmatory instrument so that the public record accurately reflects the established status of Parking Space 48B as a Limited Common Element appurtenant to Unit 705;

NOW, THEREFORE, BE IT RESOLVED, that:

1. **Ratification and confirmation.** The Board hereby ratifies, confirms, and reaffirms its November 5, 2018 allocation of Parking Space 48B to Unit 705 as a Limited Common Element reserved for the exclusive use of Unit 705, pursuant to Master Deed ¶ 9 and § A(j).

2. **Confirmation of vested status.** The Board confirms that, by reason of the November 5, 2018 allocation, Parking Space 48B has been and remains a Limited Common Element and inseparable appurtenance to Unit 705 under Master Deed § A(j), and has passed with Unit 705 in each conveyance since that date by operation of the Master Deed. This resolution confirms an existing, vested right and does not constitute a new allocation. The Board further notes that Master Deed ¶ 20 designates reallocation of rights in the Limited Common Elements as a material matter, and intends that the allocation of 48B to Unit 705 be treated as a vested, durable right consistent with that provision.

3. **Recording authorized.** The President and Secretary are authorized and directed to execute, and to cause to be recorded in the Register's Office for Davidson County, Tennessee, a confirmatory instrument designating Parking Space 48B as a Limited Common Element appurtenant to Unit 705, and to take such further actions as are reasonably necessary to perfect the public record consistent with this resolution.

4. **Records.** The Treasurer and Secretary are directed to maintain this resolution and its exhibits in the official records of the Association.

5. **Effective date.** This resolution is effective upon adoption, confirms an allocation effective November 5, 2018, and shall remain in full force and effect until amended or rescinded in accordance with the Master Deed and By-Laws.

Attestation

The undersigned certify that this resolution was duly adopted by the Board of Directors of West End Lofts II Condominiums Association, Inc., at a meeting at which a quorum was present, by the vote tally indicated above. The Secretary being absent, the President appointed Director John Charles Clark to serve as Secretary pro tempore for the meeting pursuant to By-Laws Article III, § 7.

Mark Riebau, President
Date: 6/22/26

John Charles Clark, Director, serving as Secretary pro tempore
Date: 6/22/26

Secretary's Certification

To be completed when presented externally (title company, counsel, or the Register).

CERTIFICATION OF BOARD RESOLUTION

I, Robert Talisse, the duly elected and acting Secretary of West End Lofts II Condominiums Association, Inc., a Tennessee not-for-profit corporation (the "Association"), hereby certify that:

(1) Attached hereto is a true, accurate, and complete copy of Board Resolution No. 2026-GO-03, duly adopted by the Board of Directors at a regular meeting held on June 17, 2026, at which a quorum was present and at which, the undersigned being absent, Director John Charles Clark served as Secretary pro tempore and recorded the minutes;

(2) the resolution was adopted by the vote tally indicated and remains in full force and effect; and

(3) the original resolution and the minutes of the meeting are maintained in the books and records of the Association.

Robert Talisse, Secretary
Date: 6/22/26

Tennessee Certification of Electronic Document

I, April G Nichols 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 15, 2026 (date of document).

Affiant Signature

July 15, 2026
Date

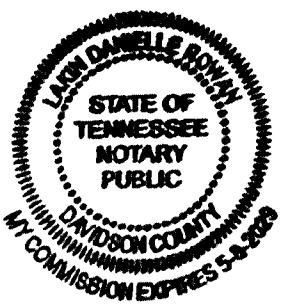
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL



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