Karen Johnson Davidson County
Batch# 1136195 DEEDQC
05/17/2024 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240517-0036603

When recorded mail to:

313 Ventures, LLC
Attn: Matt Maier
1061 Stableway Road
Pike Road, Alabama 36064

Prepared By:

Matt Maier
1061 Stableway Road
Pike Road, Alabama 36064

QUIT-CLAIM DEED

Map-Parcel Number:
173-09-0-A-080.00co
Property known as:
656 St. Jules Lane
(As assigned by the Assessor)

LILLIAN WADE POPWELL MY COMMISSION EXPIRES JANUARY 5, 2027 NOTARY PUBLIC STATE OF ALABAMA

State of Alabama)
County of Montgomery)

The actual consideration or value, whichever is greater, for this transfer is One Dollar, 1oz. Fine Silver Coin of the United States of America.

MANAGER
Affiant

Subscribed and sworn before me, this 16th day of May, 2024.

Notary Public
My commission expires: January 5, 2027

LILLIAN WADE POPWELL
My Commission Expires
January 5, 2027

Consideration of One Silver Dollar, one ounce of fine silver dated 2023, and other valuable consideration paid by the Grantee for this transaction. 313 Ventures, LLC (Grantor), an Alabama limited liability company, hereby quit claims to PINCHONA SANCTUARY AND PRESERVE (Grantee), a Trust, all rights, title, or interest in the following real property situated in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF LENOX VILLAGE, REVISION ONE, SECTION TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20200817-0091828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO 313 VENTURES, LLC BY DEED DATED AUGUST 14, 2020 FROM MICHAEL J. MAJEWSKI AND TARRY A. MAJEWSKI, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20200817-0091828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The conveyance of the above described parcel of land is SUBJECT TO the following:

1) The plan of record as shown in Instrument No. 20200817-0091828, said Register's Office, shows an Owner's Certificate, and is submitted to all matters as set forth therein.
2) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, as of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
3) Declaration of Charter, Easements, Convenants, Restrictions and By-Laws for Lenox Village, of record under Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
4) Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0042676, Register's Office for Davidson County, Tennessee.
5) Storm Water Detention Agreement of record in Book 7361, page 230, and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
6) Easement for Ingress and Egress of record in Instrument No. 20010103-00009022222, as correct in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
8) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

Grantor grants all of the Grantor's rights, title and interest in and to the above-described property and premises to the Grantee, and to their heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives, or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Executed on May 16, 2024.

BY: MANAGER

Signature of Grantor, Matt Maier

Send Tax Bills to Grantee
Name & Address of Grantee:
Pinchona Sanctuary and Preserve
7956 Vaughn Road, Ste 123
Montgomery, AL 36116

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

Personally appeared before me, a Notary Public of said County and State, Matt Maier, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Montgomery, Alabama, this 16th day of May, 2024.

Lillian Popwell
Notary Public

My Commission Expires: January 5, 2027

LILLIAN WADE POPWELL
My Commission Expires
January 5, 2027

LILLIAN POPWELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Matt Maier, 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 May 16, 2024.

Date

BY: MANAGER

Affiant Signature

5.16.24

Date

State of Alabama

County of Montgomery

Sworn to and subscribed before me this 16th day of May, 2024.

Lillian Popwell

Notary's Signature

My Commission Expires: January 5, 2027

Date

Notary's Seal (if on paper)

LILLIAN WADE POPWELL
My Commission Expires
January 5, 2027

LILLIAN POPWELL
NOTARY
PUBLIC
ALABAMA STATE AT LARGE