Karen Johnson Davidson County
Batch# 1152518 AFFIDAVIT
06/28/2024 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048916

This instrument prepared by:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of **Quitclaim Deed** (the "Quitclaim Deed") from 313 Ventures, LLC, an Alabama limited liability company, to Pinchona Sanctuary and Preserve, a trust, recorded as **Instrument No. 20240517-0036603**, Register's Office for Davidson County, Tennessee conveying property (the "Property") located at 656 Saint Jules Lane, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Matt Maier, makes oath that the following statements are true to the best of his knowledge, information and belief:

1. He prepared the above-referenced Quitclaim Deed.

2. By inadvertence and mistake, the name of the Grantor was omitted from the signature block and the notary acknowledgement was for an individual, not an entity.

3. This affidavit is being made to correct the signature block and notary acknowledgement to the following:

313 Ventures, LLC, an Alabama limited liability company

By: _____, MANAGER
Matt Maier, Manager

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Matt Maier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of 313 Ventures, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Pike Road, Alabama, this 27th day of June, 2024.

_____
Notary Public

Lewis A. Stargill
Notary Public, Alabama State At Large
My Commission Expires July 24, 2024

My commission expires 07/24/2024

FURTHER AFFIANT SAYETH NOT.

MATT MAIER

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

Subscribed and sworn to before me this 27th day of June, 2024.

Notary Public

My commission expires 07/24/2024

Lewis A. Stargill
Notary Public, Alabama State At Large
My Commission Expires July 24, 2024

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATT MAIER, 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 Pike Road, Alabama, this 27th day of June, 2024.

Notary Public

My commission expires 07/24/2024

Lewis A. Stargill
Notary Public, Alabama State At Large
My Commission Expires July 24, 2024

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/27/24 (date of document).

Affiant Signature

6/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202406280048916