Karen Johnson Davidson County
Batch# 1459138 AFFIDAVIT
08/12/2026 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074889

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20260327-0024366
Davidson County
FILE# 2026-8789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Mary E. Armor, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Mattie L. Emanuel, Grantor to Girl Tribe Ventures LLC, a Tennessee limited liability company, the Grantee

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the name of the Grantor. **Specifically, Marital status of the Grantor was inadvertently left out.**

The Grantor language should read as follows:

Mattie L. Emanuel, unmarried, the grantor, to Girl Tribe Ventures, LLC, a Tennessee limited liability company, the Grantee.

4.

In the Warranty Deed aforementioned, there was a Scrivener's error in the notary acknowledgement. **Specifically, the notary acknowledgment was inadvertently using incorrect language for a power of attorney.**
The notary acknowledgement should read as follows:

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ketra Cotton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Mattie L. Emanuel, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Mattie L. Emanuel, by herself as Power of Attorney.

5.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

6.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 16th day of July 2026.

Mary E. Armor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary E. Armor to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed. WITNESS my hand, at office, this 16th day of July 2026.

Notary Public My Commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

Jurat
Sworn and subscribed to me this 16th day of July 2026 by Mary E. Armor

Norary Public

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

Tennessee Certification of Electronic Document

I, M. Armor, 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 8/12/26 (date of document).

M. Armor
Affiant Signature

8/12/2026
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11.26.2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028