This instrument prepared by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

BILL GARRETT, Davidson County
Trans:T20160042086 AFFIDAVIT
Recvd: 05/19/16 10:19 2 pgs
Fees:12.00 Taxes:0.00
20160519-0050115

INDEX AS FOLLOWS:
Grantor: Virginia Molina
Grantee: Martha Molina
Tax Map 052-01-0, Parcel 209.00

AFFIDAVIT OF FURTHERANCE OF TITLE
REGARDING INSTRUMENT 20140917-0085093

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, VIRGINIA MOLINA, being duly sworn, certify the following:

I am the same person who took title to certain real property in Davidson County, Tennessee together with Raphael Molina and and Fausto Molina by Special Warranty Deed from JP Morgan Chase Bank N. A., of record as Instrument **20060321-0032354**, Register's Office for Davidson County, Tennessee, and subsequently quitclaimed all of my right, title and interest therein to Martha Molina by a Quitclaim Deed of record as Instrument **20140917-0085093**, said Register's Office.

At the time that I took title to said property by the Special Warranty Deed being Instrument 20060321-0032354, I was married to Raphael Molina and was married to him at all times from that date until his death on September 19, 2012. Nothing in the Special Warranty Deed by which we took title disclaimed the tenancy by the entireties in said property which accrued to us by virtue of our marriage, nor did we intend to take title in any other manner.

When I conveyed away the interest which vested in me as surviving spouse by the Quitclaim of record as Instrument **20140917-0085093,** I purported to convey such interest as may have succeeded in our children Emily Molina, Fausto Molina and Raphael Molina by reason of their father's death, which was erroneous and surplusage, as all right, title and interest of my husband Raphael Molina had vested in me as his surviving spouse. In order to correct and clarify the chain of title now held by Martha Molina by virtue of my Quitclaim, I hereby correct and disclaim any language therein which tended to state or infer that any interest in said property which derived from that of my husband Raphael Molina had vested upon his death in any person other than me.

With that correction, I ratify and affirm my act in executing and delivering to Martha Molina my Quitclaim Deed which is now of record as Instrument **20140917-0085093.**

FURTHER AFFIANT SAYS NOT.

Virginia Molina

Sworn to and subscribed before me on May 16, 2016.

Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019