Document Prepared by and
WHEN RECORDED RETURN TO:
TITLE365 - Ashley Rimmer - Ratzel
345 ROUSER RD
BLDG 5, STE 101
CORAOPOLIS, PA 15108

Karen Y Johnson Davidson County
Batch# 161448 AFFIDAVIT
11/15/2018 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181115-0112776

(SPACE ABOVE THIS LINE FOR RECORDING USE)

AFFIDAVIT OF DEATH

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STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned authority, personally appeared **Kenneth G. Kingston** who, being by me first duly sworn on their oath, depose and state as follows

1 That this Affidavit pertains to that certain parcel of real property described as

Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No 175, on the Plan of Woodberry Park Subdivision, of record in Plat Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee Said Lot No 175 fronts 73 feet on the westerly side of Seneca Drive and extends back 188 7 feet on the northerly line and 170 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 75 9 feet Being the same property conveyed from Terry L Johnson and wife, Malissa Lee Johnson to Kenneth G Kingston and wife, Sandra A Kingston by deed dated August 14, 1998 and recorded August 18, 1998 in Book 11071 and Page 115, of official records

APN 096-09-0-010 00

That Affiant was married to **Sandra A. Kingston** continuously and without interruption during the period of time from 4/4/1969 **(Date of Marriage)** until his/her death on 7-5-18

2 Affiant's further state that they are familiar with the nature of an oath, and with penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature Affiants further certify that they have read the full facts of this affidavit and understand content

3 This Affidavit is being given with the full knowledge of the statutes of the State of Pennsylvania and the penalties therein provided The Affiants do hereby agree to Indemnify and hold harmless **TITLE365 NATIONAL SOLUTIONS /WESTCOR LAND TITLE INSURANCE COMPANY** of and from any and all loses, cost, damages and expenses of every kind and nature whatsoever, including attorney's fees, which **TITLE365 NATIONAL SOLUTIONS /WESTCOR LAND TITLE INSURANCE COMPANY** shall or may suffer or incur or become liable for that may arise directly or indirectly, out of or on account of any reliance by (AFFIANT) on the statements made in this Affidavit

The estate was insufficient to necessitate the filing of an estate tax return and that there are no state or federal estate or inheritance taxes due as a result of death

FURTHER AFFIANT SAITH NAUGHT

EXECUTED this 2 day of 11, 2018

Kenneth G. Kingston

sign

SWORN TO AND SUBSCRIBED before me in the County and State last Aforesaid by Kenneth G. Kingston, who [X] are personally known to me, or who [ ] have produced their [ ] Pennsylvania driver's license, [ ] are personally, or [ ] Digiore, this 2 day of Nov, 2018

(Notary seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

Carol Digiore

Printed Name Carol Digiore
NOTARY PUBLIC, State of TN
Commission Number
My Commission Expires 5/2/22

TRUE COPY CERTIFICATION

I *Mark Bauwin*, DO HEREBY MAKE OATH THAT I AM A LICENSED ATTORNEY AND/OR THE CUSTODIAN OF THE ELECTRONIC VERSION OF THE ATTACHED DOCUMENT TENDERED FOR REGISTRATION HEREWITH AND THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED AND AUTHENTICATED ACCORDING TO LAW.

SIGNATURE

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020