Karen Johnson Davidson County
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20190624-0060591

Prepared By:
Jeffrey W. Keith
1409 Angel Court
Nashville, TN 37214

AFFIDAVIT OF FACTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this____ day of _____, 20___, personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **JEFFREY W. KEITH**, I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.

"2. That my spouse, **APRIL A. KEITH**, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed DATED FEBRUARY 6, 2012, RECORDED, FEBRUARY 8, 2012, IN INSTRUMENT NO. 20120208-0011164, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE to wit:

BEING LOT NO. 14 OF THE PLAN OF LAKE LARCHWOOD, OF RECORD IN PLAT INSTRUMENT NUMBER 20001101-0108145, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

PARCEL ID # 096-16-0-B-014.00-CO

Commonly known as: 1409 Angel Court, Nashville, TN 37214

"3. That my spouse and I were married prior to FEBRUARY 6, 2012, the date of our acquisition of title to the property described hereinabove, and we remained continuously married, without interruption by divorce from that date up to the date of my spouse's death NOVEMBER 14, 2013.

"4. That the value of my spouse's estate was insufficient to necessitate the filing of an estate tax return and that there are no state or federal estate or inheritance tax due as a result of his death.

"5. That Affiant gives this Affidavit for the purpose of inducing Fidelity National Title Insurance Company to issue its policy or policies insuring the title to said property without exceptions(s) to encumbrance(s) or vesting issues which could have possibly arisen in the event of divorce of the Affiant and Affiant's spouse; and said Affiant does hereby agree to indemnify and hold Fidelity National Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including Attorneys' fees, which it may suffer or incur or become liable for under its said policy or policies arising directly or indirectly out of or on account of such an intervening divorce, or in connection with its enforcement of its rights under this agreement."

FURTHER THE AFFIANTS SAYETH NAUGHT.

Jeffrey W. Keith
JEFFREY W. KEITH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Jeffrey W. Keith, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Wilson County, Tennessee on this date of May 17, 2019.

Notary Public
My Commission Expires: 10/26/2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 14 OF THE PLAN OF LAKE LARCHWOOD, OF RECORD IN PLAT INSTRUMENT NUMBER 20001101-0108145, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

PARCEL ID # 096-16-0-B-014.00-CO

THIS BEING THE SAME PROPERTY CONVEYED TO JEFFREY W. KEITH AND APRIL A. KEITH, AS HUSBAND AND WIFE, AS JOINT TENANTS FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., IN A DEED DATED FEBRUARY 6, 2012 AND RECORDED FEBRUARY 8, 2012 AS INSTRUMENT NO. 20120208-0011164. JEFFREY W. KEITH AND APRIL A. KEITH WERE CONTINUOUSLY MARRIED. APRIL A. KEITH LEFT THIS LIFE ON NOVEMBER 14, 2013 IN NASHVILLE, TN. TITLE NOW VESTS SOLELY IN JEFFREY W. KEITH.

Property Commonly Known As: 1409 Angel Court, Nashville, TN 37214
Parcel ID: 096160B01400CO

True Copy Certification

I, Joseph Krapf, 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 Rhode Island

County of Newport

Personally appeared before me, ~~[Name of Notary]~~ Katherine Skuba, a notary public for this county and state, ~~[name of person making certification]~~ JOSEPH KRAPF who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND