Karen Johnson Davidson County
Batch# 366380 AFFIDAVIT
03/04/2020 09:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200304-0023621

Prepared By:
Opendoor Title, LLC
2170 Satellite Blvd, Suite 200
Duluth, GA 30097

Re: OD-NAS-212134

STATE OF Tennessee

COUNTY OF Davidson

SAME NAME AFFIDAVIT

BEFORE ME, the undersigned-attesting officer came in person, Erika Patrice Cotton, who after having been first duly sworn, deposes and on oath states as follows:

That Affiant is the Owner of property and is involved in a sale and/or financing of a real estate transaction for property (hereinafter, the "Property") described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip D. Cotton Jr., and Erika Cotton by Special Warranty deed from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP of record in Instrument No. 20120222-0015355 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 22, 2012. Being the same property conveyed to Erika Patrice Cotton, an individual by Quitclaim deed from Phillip Daniel Cotton Jr., an individual of record in Instrument No. 20190806-0077918 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on August 06, 2019.

That Affiant is one and the same person as the following:

Erika Cotton

That Affiant acknowledges and agrees that the foregoing Affidavit will be relied upon by a prospective lender, the current owner of the Property and by a title insurer and agent in the issuance of a policy of title insurance thereon.

The Affiant does hereby hold harmless and agree to indemnify Opendoor Title, LLC and Chicago Title Insurance Company from any and all liability, and or loss, which might result from said Liens.

Erika Patrice Cotton

Erika Patrice Cotton

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 26 day of Feb, 20 20 by Erika Patrice Cotton

NOTARY PUBLIC

Print Name: CHRISTINE BOLANIS GARNER

My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Certificate of Authenticity

I, Lyn Thomas, do hereby make oath that I am a licensed attorney and/or 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 Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022