Karen Johnson Davidson County
Batch# 366733 AFFIDAVIT
03/04/2020 12:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200304-0024123

Prepared by Wray Bertram
Please Return to: Synovus Bank
Atlanta Loan Operations
1750 Founders Parkway Suite 150
Alpharetta, GA 30009

NAME AFFIDAVIT

STATE OF DAVIDSON
COUNTY OF TENNESSEE

BEFORE ME, the undersigned authority, authorized to administer oaths in and for said State and County, personally appeared this day, EBONI STEPHENS, who being by me first duly sworn, deposes and says on oath that he/she is one and the same person as EBONI J STEPHENS and;
and;

Signature EBONI STEPHENS

AKA
EBONI J STEPHENS
AKA

AKA

This affidavit is given in reference to the conveyance/purchase/refinance of the property described as:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 111 ON THE PLAN OF HIDDEN CREEK, PHASE 4, SECTION 1, AS OF RECORD IN INSTRUMENT NO. 20050714-0081682, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2006 CITY/COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE;
2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN CREEK OF RECORD IN INSTRUMENT NO. 20020514-0059176, AMENDED IN INSTRUMENT NO. 20030313-0033781, AND INSTRUMENT 20050308- 0025065, MADE APPLICABLE IN INSTRUMENT NO. 2005093-0117906;
3. BY-LAWS OF HIDDEN CREEK HOMEOWNERS ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20030303-0027389;
4. DEDICATION OF COMMON AREA TO HIDDEN CREEK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20050930-0117903;
5. CHARTER OF INCORPORATION OF HIDDEN CREEK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20030303-0027388;
6. ALL MATTERS APPEARING ON THE PLAN OF RECORD AS INSTRUMENT NO. 20050714-0081682;
7. EASEMENT FOR INGRESS AND EGRESS OF RECORD IN BOOK 5522, PAGE 614; AND
8. STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20020320-0034487, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO EBONI J STEPHENS, UNMARRIED, DATED 08/25/2006 AND RECORDED ON 09/05/2006 IN INSTRUMENT NO. 20060905-0109551, IN THE DAVIDSON COUNTY RECORDERS OFFICE.
PARCEL NO. 173 16 0A 213.00

Sworn to and subscribed before me under oath this 14 day of February 2020,
By Eboni Stephens, who is personally known to me, or has produced Drivers License to me as identification.

Notary Public
State of Tennessee
County of Davidson
My Comm. Expires 01-23-23

MELODI BYERLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, W Ray Bertram, 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 GEORGIA

County of CHEROKEE

Personally appeared before me, Mary Ann C Cash, a notary public for this county and state, W RAY BERTRAM who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 05-17-22

Notary's Seal (If on paper)

MARY ANN C CASH
Notary Public - State of Georgia
Cherokee County
My Commission Expires May 17, 2022

DA-5730