Karen Johnson Davidson County
Batch# 379416 AFFIDAVIT
03/30/2020 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200330-0033945

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

Re: OD-NAS-214062

STATE OF Tennessee
COUNTY OF Davidson

SAME NAME AFFIDAVIT

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

That Affiant is the son of Howard E. Lucas and 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument 200106290068937, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard E. Lucas, III, unmarried by Warranty deed from Artis I. Flowers, unmarried of record in Instrument No. 20060417-0043080 Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on April 17, 2006. Howard E. Lucas AKA Howard E. Lucas III died on December 8, 2018 and his estate was entered into probate in case no. 20P302 in the Seventh Circuit for Davidson County, Tennessee, Probate Division. See also Affidavit of Heirship Instrument No. 20190130-0008903, in Register's Office for Davidson County, Tennessee.

That Howard E. Lucas is one and the same person as the following:

Howard E. Lucas, III

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.

Jordan Lucas

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 25 day of Mar, 20 20, by Jordan Lucas

NOTARY PUBLIC
Print Name: Carol DiGiore
My Commission Expires: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

True Copy Certification

I, Krista Murphy, 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: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melanie Bibb, a notary public for this county and state, Krista Murphy, 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:
Notary' Seal (if on paper)

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