Karen Johnson Davidson County
Batch# 385777 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200415-0039180

This document was prepared by: Synovus Bank / Wray Bertram

Synovus Atlanta Loan Operations
1750 Founders Parkway Suite 150
Alpharetta, GA 30009

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, personally appeared:

MARIA GUZMAN, A MARRIED WOMAN

{the "Affiant(s)" who being by me first duly sworn, on oath, deposes and says:

1. He/She is the owner(s) of the following described property {the "Property"}:

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. 14 ON THE REVISED PLAN OF LOTS 12 THRU 17 OF BLAIR MANOR, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3106, PAGE 100, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
SAID LOT NO. 14 FRONTS 100 FEET ON THE SOUTHEASTERLY SIDE OF SPERO ROAD AND EXTENDS BACK 332.05 FEET ON THE NORTHEASTERLY LINE AND 349.3 FEET ON THE SOUTHWESTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR MEASURING 178 FEET THEREON.
THIS BEING THE SAME PROPERTY CONVEYED TO IVAN GUZMAN AND MARIA GUZMAN, HUSBAND AND WIFE, DATED 03/31/2010 AND RECORDED ON 04/06/2010 IN INSTRUMENT NO. 20100406-0025375, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

MAP/GROUP/PARCEL: 033 11 0 033.00

2. I have reviewed the matters as set forth in the ownership and encumbrance report issued under the referenced file number, to-wit:

Judgment as recorded in CACH, LLC Docket Number 10GC13995; of said county

3. Said matters are adverse to party/parties other than myself. I am **not** the person or persons identified in any of the foregoing items.

4. This affidavit is made for the purpose of inducing Synovus Bank to make a mortgage loan with respect to the Property of the affiant(s).

Affiant(s) further state that she is familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant(s) further certify that she has read, or have heard read to her, the full facts of this affidavit, and understand its context.

MARIA GUZMAN

The foregoing instrument was acknowledged before me this 20th day of March 2020, by Maria Guzman, who personally appeared before me at the time of notarization, and who is personally known to me or who has produced Driver License as identification and who did/did not take an oath.

CURTIS GARDNER JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary
(Notary Seal)
My Commission Expires: 1-20-24

2983427

Certificate of Authenticity

I, Wray 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, MaryAnn C. Cash, a notary public for this county and state, WRAY 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