Karen Johnson Davidson County
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Prepared By:
Amerisave Mortgage Corporation
3525 Piedmont Rd NE
8 Piedmont Center, Suite 600
Atlanta, GA 30305

AFFIDAVIT OF FACTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this 24 day of Nov, 2020 personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **ROBERT H. WILDS, UNMARRIED**, 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, **CHERYL J. WILDS**, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed DATED APRIL 15, 2013, RECORDED, APRIL 16, 2013, AS DOCUMENT NO. 20130416-0037496 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE to wit:

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

TRACT NO. 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JUNE 3, 1986, BY DID-LAND SURVEYS, AS FOLLOWS:

BEGINNING IN THE SOUTH RIGHT OF WAY LINE OF OLD HICKORY BOULEVARD, AT A METAL STAKE AND OLD CORNER POST; THENCE SOUTH 8 DEGREES 20 MINUTES WEST, 128.71 FEET TO A METAL STAKE IN OLD FENCE LINE; THENCE CONTINUING WITH OLD FENCE LINE; SOUTH 4 DEGREES 23 MINUTES WEST 117.66 FEET TO A METAL STAKE AND A 8 INCH OAK, THENCE SOUTH 57 DEGREES 31

MINUTES 44 SECONDS WEST 343.79 FEET TO A METAL STAKE AND A 12 INCH OAK, THENCE SOUTH 74 DEGREES 49 MINUTES 28 SECONDS WEST 196.63 FEET TO A METAL STAKE AND A 4 INCH OAK, THENCE NORTH 68 DEGREES 32 MINUTES 39 SECONDS WEST, 311.54 FEET TO A METAL STAKE AND A 2 INCH DOGWOOD; THENCE, NORTH 49 DEGREES 32 MINUTES 28 SECONDS EAST 588.46 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF OLD HICKORY BOULEVARD, THENCE WITH RIGHT OF WAY SOUTH 87 DEGREES 31 MINUTES 41 SECONDS EAST, 350 FEET TO THE POINT OF BEGINNING, CONTAINING 5.36 ACRES, MORE OR LESS.

TRACT NO. 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE SOUTH MARGIN OF OLD HICKORY BOULEVARD IN THE EAST LINE OF THE L.H. JORDAN PROPERTY ACROSS THE PROPERTY AND OPPOSITE THE SOUTHEAST CORNER OF A TRACT OF 1.8 ACRES OWNED BY J.R. HENDERSON; THENCE ALONG THE MARGIN OF OLD HICKORY BOULEVARD IN A SOUTHEASTERLY DIRECTION 1050 FEET TO A CORNER OF A TRACT OF 6.2 ACRES; THENCE ALONG THE WESTERLY LINE OF SAID TRACT, SOUTH 8 DEGREES 20' WEST 600 FEET TO A POINT; THENCE NORTH 87 DEGREES 15' WEST 1018 FEET TO AN 8 INCH SUGAR MAPLE; THENCE NORTH 18 DEGREE 30' EAST 180 FEET TO A POINT; THENCE NORTH 4 DEGREE 30' EAST ALONG A FENCE AND PARTLY ALONG L.H. JORDAN'S LINE, 525 FEET TO THE POINT BEGINNING, CONTAINING 14.9 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED TRACT 2, BUT EXCLUDED FROM THE LAND CONVEYED AS TRACT 2 IS THAT PROPERTY BEING CONVEYED ABOVE AS TRACT 1, A SEPARATE 5.36 ACRE TRACT OF PROPERTY ORIGINALLY DESCRIBED IN DEED OF RECORD AT BOOK 6908, PAGE 985, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #039-00-0-265.00 & 039-00-0-105.00

Commonly known as: 6810 Old Hickory Blvd, Whites Creek, TN 37189

"3. That my spouse and I were married prior to APRIL 15, 2013, 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 JANUARY 1, 2015.

"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 Westcor Land 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 Westcor Land 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.

Robert H Wilds

ROBERT H WILDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Robert H Wilds, 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 Nashville, Tennessee on this date of Nov 24, 2020.

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: Nov 8 2022

True Copy Certification

I, Tracy Broderick, 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, [Daniel Gomes], a notary public for this county and state, [Tracy Broderick] 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: 12-18-2023

Notary' Seal (if on paper)

