Karen Johnson Davidson County
Batch# 595296 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20210318-0036250

# AFFIDAVIT OF FACTS

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

BEFORE ME, the undersigned authority, on this 8 day of MARCH, 2021, personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **LASHONDA JOHNSON**, 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, **THOMAS L. BOSTIC,** now deceased, and I were the record title holders of the following described property, as evidenced by that Deed DATED MARCH 27, 1998, RECORDED, APRIL 13, 1998, IN BOOK/PAGE: 10882 / 931, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, VILLAGE OF TRINITY HILLS, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAT OF TRINITY HILLS VILLAGE, SECTION 3, AS OF RECORD IN PLAT BOOK 4460, PAGE 14, AS REVISED IN BOOK 4460, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 114 FRONTS 54 FEET ON THE EASTERLY MARGIN OF OLD MATTHEWS ROAD AND EXTENDS BACK 148.0 FEET ON THE NORTHERLY LINE AND 165.5 FEET ON THE SOUTHERLY LINES TO A LINE ON THE REAR ON WHICH IT MEASURES 63.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO THOMAS D. GROSS AND WIFE, CAMILLA B. GROSS BY WARRANTY DEED FROM PACE REALTY, INC., A TENNESSEE CORPORATION, WHICH DEED IS OF RECORD IN BOOK 7993, PAGE 715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #071-01-0-155-00

THIS BEING THE SAME PROPERTY CONVEYED TO LASHONDA JOHNSON AND THOMAS L. BOSTIC, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM THOMAS D. GROSS AND WIFE CAMILLA B. GROSS IN A DEED MARCH 27, 1998 AND RECORDED APRIL 13, 1998, IN BOOK 10882 PAGE 931. THOMAS L. BOSTIC LEFT THIS LIFE ON JULY 27, 2001 IN DAVIDSON COUNTY. LASHONDA JOHNSON AND THOMAS L. BOSTIC WERE CONTINUOUSLY MARRIED, LEAVING LASHONDA JOHNSON AS THE SURVIVING TENANT BY THE ENTIRETY AND SOLE OWNER.

Commonly known as: 2617 Old Matthews Road, Nashville, TN 37207

"3. That my spouse and I were married prior to MARCH 27, 1998, 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 JULY 27, 2001.

"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 Fidelity National 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 Fidelity National 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.

LASHONDA JOHNSON

**STATE OF TENNESSEE**

**COUNTY OF** DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, LASHONDA JOHNSON, 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 MARCH 8, 2021.

Notary Public
My Commission Expires: NOV 8 2022

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

# 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)

