Karen Johnson Davidson County
Batch# 611276 AFFIDAVIT
04/09/2021 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210409-0047417

Prepared by & Return To
Wagon Wheel Title & Escrow
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT

Date: March 24, 2021 File No.: 21-1129	Property: 3906 Wayland Drive Nashville, TN 37215
Buyer(s): Marguerite F. Martin	Seller(s): REFINANCE

Before me, the undersigned authority, personally appeared Marguerite F. Martin ("Affiant"), who being by me first duly sworn, on oath, despose(s) and say(s) that:

1. Marguerite F. Martin ("Owner") is the owner of and is refinancing the following described property to wit:

> Land in Davidson County, State of Tennessee, described as follows, to-wit: being Lot No. 4 on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, said Register's Office, described as follows:
>
> Said Lot No. 4 fronts 117.1 feet on the northerly side of Wayland Drive and extends back 427.0 feet on the easterly line and 371.3 feet on the westerly line to a dead line in the rear measuring 124.4 feet thereon.
>
> Being the same property conveyed to F. Kirke Martin, III, and wife, Marguerite F. Martin, by deed dated July 5, 1978, and recorded July 14, 1978, from John P. McGrath and wife, Joyce P. McGrath, of record in Deed Book 5310, page 992, Register's Office for Davidson County, Tennessee. F. Kirke Martin, III having since died on December 16, 2020.

2. Marguerite F. Martin ("Owner") states that she is the surviving spouse of F. Kirk Martin, III and that they were married at the time they acquired subject property in Deed Book 5310, page 992 and that they remained married without any divorce or legal separation until the death of F. Kirk Martin, III.

3. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Wagon Wheel Title and Escrow, LLC and Westcor Land Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying up on the statements set forth herein. Owner hereby holds Wagon Wheel Title and Escrow, LLC and Westcor Land Title Insurance Company harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation singular or plural as context so requires or admits. Owner further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Tennessee for the falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or hear read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Dated this **24th day of March, 2021**.

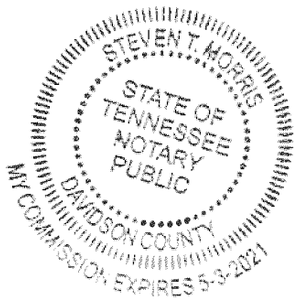
Marguerite F. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this **24th day of March, 2021.**

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022