Karen Johnson Davidson County
Batch# 630690 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
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This Instrument Was 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 April, 2021, personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **CHARITY C. BOOKER**, 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, **MICHAEL E. BOOKER**, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed DATED FEBRUARY 24, 1997, RECORDED, FEBRUARY 26, 1997, IN BOOK/PAGE: 10359 / 796, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE to wit:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 221 ON THE PLAN OF SECTION III, BORDEAUX HILLS, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

PARCEL ID #08008014800

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. BOOKER AND WIFE, CHARITY C. BOOKER FROM ROBERT HERALD HERRMAN IN A DEED DATED FEBRUARY 24, 1997 AND RECORDED FEBRUARY 26, 1997, IN BOOK 10359 PAGE 796. MICHAEL E. BOOKER LEFT THIS LIFE ON MAY 29, 2019 IN DAVIDSON COUNTY.

MICHAEL E. BOOKER AND CHARITY C. BOOKER WERE CONTINUOUSLY MARRIED, LEAVING CHARITY C. BOOKER AS THE SURVIVING TENANT BY THE ENTIRETY AND SOLE OWNER.

Commonly known as: 3233 Lagrange Drive, Nashville, TN 37218

"3. That my spouse and I were married prior to FEBRUARY 24, 1997, 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 MAY 29, 2019.

"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.

Charity C. Booker
CHARITY C. BOOKER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Charity C. Booker, 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 24 April, 2024.

Notary Public
My Commission Expires: 11/6/24

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

True Copy Certification

I, Annette Summers, 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, **Julia Surdel**, a notary public for this county and state, **Annette Summers**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

Notary's Signature

My Commission Expires: August 31, 2024
Notary' Seal (if on paper)