Karen Johnson Davidson County
Batch# 631647 AFFIDAVIT
05/07/2021 12:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210507-0061715

Prepared by and Return to:
Synovus Bank / Elaine Dodd
Atlanta Loan Operations
1750 Founders Parkway, Suite 150
Alpharetta, GA 30009

NAME AFFIDAVIT

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned authority, authorized to administer oaths in and for said State and County, personally appeared this day, BAO QUOC TRUC, who being by me first duly sworn, deposes and says on oath that he/she is one and the same person as

QUOC B MAI and; _____

and; _____.

BAO QUOC TRUC 04/14/21
Date

AKA QUOC B MAI

AKA _____

AKA _____

This affidavit is given in reference to the conveyance/purchase/refinance of the property described as:

See Exhibit A attached hereto and made a part hereof by this reference

Signed, sealed and delivered in the presence of:

Signature of Witness
Print Name: Karen Cuyler

Signature of Witness
Print Name: Darlinda Cumbee

The foregoing instrument was acknowledged before me by means of x physical presence or __ online notarization, this 14th day of April, 2021, by Quoc B Mai, who is personally known to me or has produced TN DL as identification.

Notary Public

State of Tennessee

County of Williamson

My Comm. Expires 11/20/2024

IAN KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN DAVIDSON COUNTY, TN TO WIT:

BEING LOT NO.1023 ON THE FINAL PLAT OF AUTUMN OAKS SUBDIVISION PHASE 10B, OF RECORD IN INSTRUMENT NO. 20140331-0026145, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1) ALL MATTERS SHOWN ON THE PLAN OF RECORD AS SHOWN IN INSTRUMENT NO. 20140331-0026145, SAID REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTUMN OAKS HOMEOWNERS ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20010912-0099443, AMENDED IN INSTRUMENT NO. 20101206-0096935 AND IN INSTRUMENT NO. 20030513-0064238, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
3) LANDSCAPE AGREEMENT OF RECORD IN INSTRUMENT NO. 20040128-0010894, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
4) EASEMENTS FOR SANITARY SEWERS/STORM DRAINAGE OF RECORD IN BOOK 9343, PAGE 196, BOOK 9343, PAGE 199, AND BOOK 11217 AND PAGE 799, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
5) RESTRICTIONS CONTAINED IN DEED FROM NINA K. BROWN, HELEN HAWKINS, MARY ELIZABETH BURNETT AND WILLIAM LOUIS BROWN TO NICHOLAS W. RANDOLPH, OF RECORD IN BOOK 6704, PAGE 397, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6968, PAGE 30. REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
6) SUBJECT TO RESTRICTIONS CONTAINED IN DEED FROM NINA R. BROWN TO NICHOLAS W. RANDOLPH OF RECORD IN BOOK 6704, PAGE 405, AMENDED BY INSTRUMENT OF RECORD IN BOOK 6968, PAGE 30, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
7) EASEMENTS OF RECORD IN BOOK 3376, PAGE 239, AND IN BOOK 475, PAGE 547, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
8) SUBJECT TO FLOW OF WATER DETENTION AGREEMENT OF RECORD IN BOOK 7760, PAGE 970, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
9) SUBJECT TO RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS OF AUTUMN OAKS SUBDIVISION;
10) CHARTER OF AUTUMN OAKS HOMEOWNERS ASSOCIATION OF RECORD AS INSTRUMENT NO. 20010912-0099442, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THIS BEING THE SAME PROPERTY CONVEYED TO QUOC B. MAI AND PHUONG PHAM, HUSBAND AND WIFE, DATED 04/10/2018 AND RECORDED ON 04/12/2018 IN INSTRUMENT NO. 20180412-0034692, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

MAP/GROUP/PARCEL NO. 181 10 0A 296.00

Certificate of Authenticity

I, T. Nicole Reid, 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.

T N Reid
Signature

State of Georgia
County of Gwinnett

Personally appeared before me, Regina Garner, a notary public for this county and state, T. Nicole Reid who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Regina Garner
Notary's Signature

My Commission Expires: August 10, 2024

Notary's Seal (If on paper)

REGINA GARNER
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Aug 10, 2024