Karen Johnson Davidson County
Batch# 657563 AFFIDAVIT
06/16/2021 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210616-0080905

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
1612 Westgate Circle, Suite 114/115
Brentwood, TN 37027
File: TN-21-03154

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

WHEREAS, Mary Joe Haerz (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

1. I am an agent of Watauga Title Company of Brentwood, Tennessee, acting on behalf of Watauga Title Company.

2. I have personal knowledge of the facts and matters stated herein.

3. Watauga Title Company completed the real estate transaction dated February 28, 2011 whereby Robert Morrison conveyed interest in real estate to Carol A. Burke in the Warranty Deed recorded as Instrument Number 20110307-0017749, Register's Office for Davidson County, Tennessee (the "Deed").

4. The real property that was conveyed in the Deed is described as follows:

   Land in Davidson County, Tennessee, being Unit No. B-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits El, E2 and E3 of said Master Deed.

   (the "Property")

5. The Robert Morrison granting title on the Deed is also known as Robert Morrison, Sr.

6. Robert Morrison, Sr., had obtained title to the Property with his former wife Saundra K. Morrison, in Instrument No. 20080626-0065992, Register's Office for Davidson, County, Tennessee. (the "Prior Deed")

7. Robert Morrison, Sr., and Saundra K. Morrison were already divorced and both unmarried at the time of obtaining title in the Prior Deed.

8. Through inadvertent error or mistake, Saundra K. Morrison's interest was never conveyed by her heirs to Carol A. Burke.

9. A Quitclaim Deed from Saundra K. Morrison's heirs is being filed to correct this error.

10. This Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting facts in the chain of title to the Property.

Signed this 5th day of May, 2021.

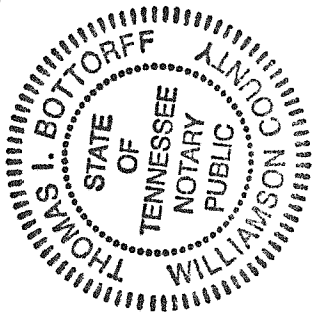
Affiant

Printed Name: Mary Joe Hartz

SWORN TO AND SUBSCRIBED before me, the undersigned, a Notary Public for the jurisdiction aforesaid, on May 5, 2021.

NOTARY PUBLIC

My commission expires: 7/26/2021



True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KCassidy

Notary Signature

My commission Expires: _____

Notary Seal

STATE OF TENNESSEE NOTARY PUBLIC KATHRYN MICHELLE CASSIDY DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024