Karen Johnson Davidson County
Batch# 688322 AFFIDAVIT
08/02/2021 11:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210802-0103462

Prepared by:
Charles Chacko
OS National LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 300966
This document is prepared as an incidental service to the issuance of a title insurance policy.

File Number: **336829**
Parcel Number: 04112002800

(Space Above This Line For Recording Data)

CONTINUOUS MARRIAGE AFFIDAVIT

State of Tennessee

County of Davidson

BEFORE ME, the undersigned authority, personally appeared Riley V Canada II who by me, being first duly cautioned and sworn, deposes and says:

1. That Affiant is the owner of the following described property:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Section 1, Bellshire Estates, of record in Plat Book 2133, Page 124 and 125, Register's Office of Davidson County.
Said Lot No. 23 fronts 198.6 feet on the Northeasterly side of Oxbow Drive and runs back 187.1 feet on the Northeasterly line and 247 feet on the Southeasterly line to deed line in the rear on which it measures 178 feet.
Being the same property conveyed to Riley V. Canada and wife, Billie J. Canada, by Deed from Donald Guinn and wife, Marjorie Guinn, of record in Book 2734, Page 315, Register's Office of Davidson County, dated January 10, 1958.
Said Riley V. Canada became deceased, vesting Billie J. Canada as surviving tenant.
Being the same property conveyed to Riley V. Canada II by Quitclaim Deed from Billie J. Canada of record in Instrument No. 20070319-0032864 Register's Office for Davidson County, Tennessee, dated March 19, 2007 and recorded on March 19, 2007.
Being also known as 4009 Oxbow Drive, Nashville, Tennessee 37207.

2. . Subject to all valid restrictions, reservations and easements of record.

3. That Riley V. Canada and Billie J. Canada were married to each other when they took title on 1/10/1958 and such marriage was continuous and uninterrupted by divorce and remained so through and including the date of Riley V Canada's Death ; said date being 2/20/2007.

4. Affiant states that the undersigned is familiar with the nature of an oath, and with the penalties as provided by the State laws, for falsely swearing to statements made in an instrument of this nature.

5. Affiant further certifies that the undersigned has read the full facts contained in this Affidavit and understands its context.

6. That Affiants are executing this Affidavit to induce OS National LLC and **Chicago Title Insurance Company (Non FNAS)** to issue a policy of title insurance, based on facts contained herein.

FURTHER AFFIANTS SAYETH NAUGHT.

Riley V Canada II
Riley V Canada II

STATE OF GA

COUNTY OF Cobb

On this 29th day of June, 20 21, before me personally appeared Riley V Canada II ~~Billie J. Canada~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

K. Ellis

Notary Public

K ELLIS
Notary Public - State of Georgia
Cobb County
My Comm. Expires Apr. 15, 2023

Printed Name: Kimberly Ellis

Commission Expires:
4-15-2023

K. Ellis
Notary Public

Printed Name: Kimberly Ellis

My Commission Expires: 4-15-2023

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/2021 (date of document).

Kayla Short
Affiant Signature

6/29/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 29th day of June, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

