Karen Johnson Davidson County
Batch# 689064 AFFIDAVIT
08/02/2021 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210802-0103800

Prepared by and Return to:
Synovus Bank
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, LUKE M SANDERS, who being by me first duly sworn, deposes and says on oath that he/she is one and the same person as

LUKE MICHAEL DUGGAN and; _____
and; _____.

LUKE M SANDERS 7/16/21
LUKE M SANDERS Date

AKA LUKE MICHAEL DUGGAN
LUKE MICHAEL DUGGAN

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: James L Jackson III

Signature of Witness
Print Name: Kayla Bartlett

The foregoing instrument was acknowledged before me by means of _x_ physical presence or __ online notarization, this 16 day of July, 2021, by Luke M Sanders, who is personally known to me or has produced TN DL as identification.

Allyson E. Hall
Notary Public

State of Tennessee

County of Davidson

My Comm. Expires May 9 2023

ALLYSON E HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN NASHVILLE CITY, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 21, AS SHOWN ON THE MAP ENTITLED WALNUT GROVE SUBDIVISION, OF RECORD IN PLAT BOOK 974, PAGE 2, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTER OF RECORD, AND THE FOLLOWING EXCEPTIONS:

1. 2016 DAVIDSON COUNTY AND CITY OF BELLE MEADE PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEES.

2. MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 2, SAID REGISTERS OFFICE.

3. SANITARY SEWER EASEMENT OF RECORD IN BOOK 5786, PAGE 998, SAID REGISTERS OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO MARSHALL H. SANDERS AND LUKE MICHAEL DUGGAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, DATED 01/29/2016 AND RECORDED ON 02/08/2016 IN INSTRUMENT NO. 20160208-0012164, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

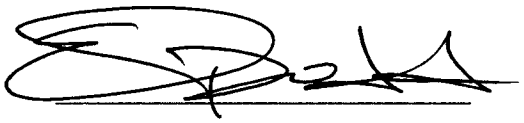
MAP/GROUP/PARCEL: 116 11 0 072.00

2.3

MHS

Certificate of Authenticity

I, Elaine Dodd, 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 July 1,2021.



7/16/2021

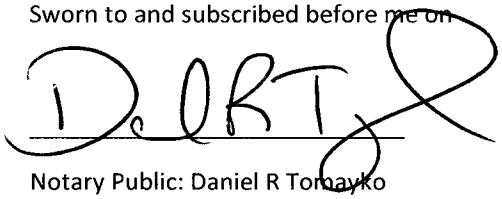
Name: Elaine Dodd

Title: Vice President

STATE OF GEORGIA

COUNTY OF FORSYTH

Sworn to and subscribed before me on **7/16/2021**



Notary Public: Daniel R Tomayko

My Commission Expires: 06/08/2022

