Karen Johnson Davidson County
Batch# 794292 AFFIDAVIT
01/24/2022 09:54:49 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220124-0008492

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

AFFIDAVIT IN FURTHERANCE OF TITLE

The undersigned Affiant, A. Scott Hubbard, after being duly sworn, does hereby attest to the following:

1) A Warranty Deed from Buford C. Painter and wife, Mary Frances Painter, Grantors, to Robert Dennis Britt and wife, Lou Britt, Grantees, dated December 8, 1989, was recorded in Book 8002, Page 915, in the Register's Office for Davidson County, Tennessee, on December 12, 1989 (hereinafter the "Deed"). The Grantees continue to own the property which was conveyed in the Deed.

2) It appears that a scanning error resulted in the top portion of the second page of the Deed being cut off when it was scanned for recording. This portion of the Deed contained the completed and stamped notary acknowledgement and the Book and Page reference.

3) I am in possession of the complete original Deed which is attached to this Affidavit as Exhibit A.

4) The purpose of the recording of this Affidavit is to correct the record in the Davidson County Register of Deeds Office to reflect that the Deed was fully and properly acknowledged at execution.

5) The recording tax for the Deed was paid on December 12, 1989, when it was originally recorded in Book 8002, Page 915, Register's Office for Davidson County, Tennessee.

FURTHER, AFFIANT SAITH NOT.

A. Scott Hubbard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES 03/17/2024

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of January 2022.

My commission expires: 3.17.2024

Notary Public

EXHIBIT A

BOOK 8002 PAGE 915

STATE OF TENNESSEE FILE BOX 3
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Robert Dennis Britt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES: 4-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dennis Britt (NAME)	SAME (NAME)	MAP 164
3549 Pin Hook Road (ADDRESS)	(ADDRESS)	PARCEL 119
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2D-32350

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Buford C. Painter and wife, Mary Frances Painter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Dennis Britt and wife, Lou Britt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by E.R. Southgate, Surveyor, December 6, 1946, as follows:

Beginning at a point in the center of Pin Hook Road at the northeast corner of a tract of land conveyed to Owen M. Pope and wife, by deed from Joe Fosto and wife, of record in Book 1428, page 109, Register's Office for said County; thence with the center of said Pin Hook Road, south 86 1/2 deg. east 549 feet to the northwest corner of the property conveyed to John J. Waggoner and wife, by deed from Joe Fosto and wife, of record in Book 1404, page 512, said Register's Office; thence with the westerly boundary line of said Waggoner property, south 13 deg. west 545 feet to a point; thence south 54 1/2 deg. west 90 feet to a post; thence south 49 1/2 deg. west 232 feet to a post; thence north 39 1/2 deg. west 330 feet to the southeast corner of said Pope property; thence with the easterly boundary line of said Pope property north 3 1/2 deg. east 535.5 feet to the beginning, containing 7 acres, more or less.

Included but specifically excluded from said property is that property conveyed to Evelyn Fagan Mash of record in Book 5960, page 632, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, dated June 12, 1963, as follows:

Beginning at a point in the southerly margin of Pin Hook Road at an iron pin 1,050 feet, more or less, from the intersection of Pin Hook Road and Murfreesboro Road; thence with the southerly margin of Pin Hook Road, south 86

CONTINUED

unimproved ( )
This is improved (X) property, known as 3549 Pin Hook Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of December, 19 89

Buford C. Painter
Buford C. Painter

Mary Frances Painter
Mary Frances Painter

BOOK 8002 PAGE 916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford C. Painter and wife, Mary Frances Painter

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 19 89.

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Buford C. Painter and wife, Mary Frances Painter

TO
Robert Dennis Britt and wife, Lou Britt

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

LEGAL DESCRIPTION CONTINUATION

deg. 00' east 291.5 feet to an iron pin; thence south 10 deg. 14' west 497 feet to an iron pin; thence south 34 deg. 12' west 173.3 feet to an iron pin; thence north 40 deg. 51' west 199.4 feet to a fence post; thence north 3 deg. 15' east 503.5 feet to an iron pin, the point of beginning, containing 3.5 acres, more or less.

All above described property heretofore mentioned is subject to an accurate survey.

Being part of the same property conveyed to Buford C. Painter and wife, Mary Frances Painter by deed from Jack Taylor and wife, Virginia B. Taylor of record in Book 2019, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Subject to Right of Way Easement to Colonial Pipeline Company of record in Book 3616, page 563 and Book 4572, page 925, Register's Office for said County.

Subject to Power Line Easements and Right of Way for Pin Hook Road as set out per Book 2019, page 293, Register's Office for said County.

3734 12/12 0101 03CHECK 250.90

8852 1

IDENTIF. REFERENCE

Dec 12 8 10 AM '65

FELIX A. MILLS, REGISTER
DAVIDSON COUNTY TN.