Karen Johnson Davidson County
Batch# 851631 AFFIDAVIT
05/06/2022 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052399

This instrument prepared by and return to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
770-497-9100

AFFIDAVIT OF FACTS

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is Michael Wayne Coleman, I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.

"2. That my spouse, Kena Lavonne Coleman, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed recorded in Document 20040917-0112416, among the land Records of Davidson County Deeds, to wit:

"3. That my spouse and I were married prior to September 14, 2004, the date of our acquisition of title to the property described hereinabove, and we remained continuously married, without interruption by divorce from that date up to the date of my spouse's death, 12 29, 20 21.

"4. That the value of my spouse's estate was insufficient to necessitate the filing of an estate tax return and that there are no state or federal estate or inheritance tax due as a result of his or her death.

"5. That Affiant gives this Affidavit for the purpose of inducing Fidelity National Title Insurance Company to issue its policy or policies insuring the title to said property without exceptions(s) to encumbrance(s) or vesting issues which could have possibly arisen in the event of divorce of the Affiant and Affiant's spouse; and said Affiant does hereby agree to indemnify and hold Fidelity National Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including Attorneys' fees, which it may suffer or incur or become liable for under its said policy or policies arising directly or indirectly out of or on account of such an intervening divorce, or in connection with its enforcement of its rights under this agreement."

FURTHER THE AFFIANTS SAYETH NAUGHT.

Michael Wayne Coleman (SEAL)
Michael Wayne Coleman

Sworn to and subscribed before this 12th day of April, 2022

_____(SEAL)

Executed, subscribed and sworn to before me the day and year above written.

_____
Notary Public

My Commission expires: 3.4.24



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 04-12-2022 (date of document).

Kayla Short

Affiant Signature

04-12-2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 12TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

