Karen Johnson Davidson County
Batch# 880757 AFFIDAVIT
06/29/2022 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220629-0075390

AFFIDAVIT OF CONTINUOUS MARRIAGE- DECEASED SPOUSE

STATE OF Tennessee

CITY/COUNTY OF Davidson
FILE # SM1-TN-211126

TO-WIT:

BEFORE ME, the undersigned authority, on this 16 **day of** JUNE 2022 personally appeared Mildred J. Taylor ("Affiant"), who being first duly sworn upon oath, deposes and says:

1. That Affiant and Mildred Alice Johnson-Taylor **(Deceased Spouse)** were husband and wife upon obtaining title to the following in deed referenced hereinbelow:

a. Deed Type: Quit Claim Deed
Grantors: Sam E. Stansbury, Trustee
Grantees: Mildred J. Philpot, now Mildred J. Taylor and husband Adam Taylor, as tenants by the entirety
Instrument:
Dated: May 1, 1997
Recorded Date: May 16, 1997
Consideration: $0.00
BOOK: 10455
PAGE: 990

Deed Type: Deed
Grantors: Fox Ridge Company, a Limited Partnership
Grantees: Mildred J. Philpot
Instrument:
Dated: November 3, 1987
Recorded Date: November 4, 1987
Consideration: $10.00
BOOK: 7396
PAGE: 91

to the following described property:

BEING LOT 282 ON THE PLAN OF VILLAGES OF BRENTWOOD, SECOND REVISION PHASE SIX AS OF RECORD IN BOOK 6900, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Sam E. Stansbury by Quit Claim Deed from Mildred J. Philpot, now Mildred J. Taylor and husband Adam Taylor of record as Instrument No. (book) 10455 / (page) 990 in the Register's Office for Davidson County, Tennessee, dated May 1, 1997 and recorded on May 16, 1997.

Being also known as 5412 Hunters Rdg/, Nashville, TN 37211

2. That Affiant and **the Deceased Spouse** remained married to each other continuously, without
interruption from the date of taking title to subject property until the date of death of **said spouse** on October 11, 2012.

3. THAT Affiants give 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 exception(s) to encumbrance(s) which possibly could have arisen in the event of divorce of the Affiants heretofore; and said Affiants do hereby jointly and severally 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 Attorney's fees, which 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.

Adam Taylor

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

Notary Public

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO & PREPARED BY:
SUZANNE PAULK
ADVANTAGE TITLE, LLC
137 MAIN STREET
BAY LOUIS, MS 39520

Tennessee Certification of Electronic Document

I, Perre Cebell, 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 JUNE 16, 2022 (date of document).

Affiant Signature

JUNE 16, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 16 day of JUNE, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

