Karen Johnson Davidson County
Batch# 891758 AFFIDAVIT
07/21/2022 08:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220721-0083367

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: **458667**
Parcel Number: **14202014800**

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CONTINUOUS MARRIAGE AFFIDAVIT

State of Tennessee

County of Gibson

BEFORE ME, the undersigned authority, personally appeared John W Cook 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. 172 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54. Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Cook and wife, Margaret C. Cook by Warranty Deed from Eddie R. Mran and wife, Terrie L. Moran, dated 10/19/1998 and recorded 10/26/1998 in Book 11170, Page 100, Register's Office of Davidson County, Tennessee.

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

3. That Affiant was married to Margaret C Cook continuously and uninterrupted from when he took title on 10/19/1998 and such marriage was continuous and uninterrupted by divorce and remained so through and including the date of Margaret C Cook's passing; said date being March 26, 2020.

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 **Title Resources Guaranty Company** to issue a policy of title insurance, based on facts contained herein.

FURTHER AFFIANTS SAYETH NAUGHT.

John W Cook

State of Tennessee
County of Gibson
Sworn and subscribed before me by means of [X] physical presence or [] online notarization this 11th day of July, 2022, by John W. Cook, who ( ) is/are personally known to me or (✓) has/have produced Driver License as identification.

(Notary Seal)

Notary Public

Printed Name: Latisha Carter

My Commission Expires: 10/19/2025

LATISHA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

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 7/14/22 (date of document).

Kayla Short
Affiant Signature

7/14/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14th day of july, 20 22,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024