Karen Johnson Davidson County
Batch# 893957 AFFIDAVIT
07/26/2022 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220726-0085377

Prepared by:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 300966
Re: 455318

Cross Reference:

AFFIDAVIT OF SURVIVING JOINT TENANTS
MONUMENT OF TITLE

STATE OF Tennessee
COUNTY OF Davidson

In re: Property of **Amanda L. Nash and Cathy G. Nash**

Property Address: 104 Ryburn Drive, Old Hickory, TN 37138

BEFORE ME, THE UNDERSIGNED attesting authority, came the undersigned Deponent, who being duly sworn deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Deponent makes the following statement(s) under oath as being relevant and material to the ownership of said property:

1. That no person other than **Amanda L. Nash and Cathy G. Nash** or those persons claiming under and through **Josie T. Guinn** claim the right to ownership or possession of the said property;
2. That **Amanda L. Nash and Cathy G. Nash** are the surviving Joint Tenants with Right of Survivorship, because that certain former owner and joint tenant **Josie T. Guinn** is deceased; and
3. That **Josie T. Guinn died on March 4, 2011** in Davidson County, Tennessee, as shown in the vital records of Davidson County, Tennessee.
4. A true and correct copy of the death certificate of Josie T. Guinn is attached hereto as Exhibit "A".

Amanda L Nash
Amanda L. Nash

Cathy G Nash
Cathy G. Nash

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this ____ day of 07/02/2022, 20____, by Amanda L. Nash and Cathy G. Nash. Identified with TN Driver's License.

JD Hefferin
NOTARY PUBLIC
Print Name: JD Hefferin

My Commission Expires: 06/11/2023

(SEAL)

JD HEFFERIN
Notary Public - State of Florida
Commission # GG 343743
Expires on June 11, 2023

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 104 Ryburn Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 053-02-0-076-00

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Fairway View of record in Book 2900, Page 41, said Register's Office.

Said Lot No. 38 fronts 75 feet on the Northerly side of Ryburn Drive and runs back 172.4 feet on the Westerly line and 219.2 feet on the Easterly line to a deed line in the rear on which it measures 117.5 feet.

Being the same property conveyed to Josie T. Guinn and Cathy G. Nash and Amanda L. Nash, all unmarried, as joint tenants with right of survivorship, from Josie T. Guinn, unmarried, by Quit Claim deed dated March 8, 2016 and recorded March 16, 2016 in Instrument No. 20160316-0024749, Register's Office for Davidson County, Tennessee.

Josie Taylor Guinn deceased on 3/4/22 who held title with Cathy G. Nash and Amanda L. Nash by Quit Claim deed Instrument No. 20160316-0024749.

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 7/5/22 (date of document).

Kayla Short
Affiant Signature

7/5/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 5th day of JULY, 2022,

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