Karen Johnson Davidson County
Batch# 912077 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220902-0099355

THIS INSTRUMENT PREPARED BY:
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Fidelis Law, PLLC
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Brentwood, Tennessee 37027
(615) 370-3010

THIS AFFIDAVIT WAS PREPARED BASED ON THE INFORMATION SUPPLIED BY THE PARTIES. THE PREPARER OF THIS AFFIDAVIT MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER AS TO THE ACCURACY HEREOF.

AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The undersigned Affiant, after being first duly-sworn, hereby makes oath and states as follows:

1. Affiant is an adult and is competent to make the following statements.

2. The real property for which this Affidavit in Furtherance of Title relates is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

3. James Edward Dillon, Sr. passed away on May 11, 2013. Said James Edward Dillon, Sr. was survived by his wife, Carol C. Dillon.

4. Said James Edward Dillon, Sr. and wife, Carol C. Dillon, owned the real property which is subject of this Affidavit as husband and wife.

5. This Affidavit is freely given to help establish and reflect that Carol C. Dillon is the sole owner of the subject real property in light of her husband's passing.

FURTHER AFFIANT SAITH NOT.

NICHOLAS M. TIDWELL

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, ROBERT M. PAUTIENUS III, a Notary Public of said County and State, personally appeared NICHOLAS M. TIDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 2nd day of September, 2022.

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

Notary Public

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Galaxy Estates, as of record in Book 4175, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 217.97 feet on the northerly side of Carl Seyfert Memorial Drive and extends back 260.10 feet on the westerly line and 250.10 feet on the easterly line to a dead line measuring 216.59 feet thereon.

Being the same property conveyed to James E. Dillon and wife, Carol C. Dillon, by deed from Jack D. Johnson and wife, Edith H. Johnson, of record in Book 7311, page 970, Register's Office of Davidson County, Tennessee.

This improved property is known as 1218 Carl Seyfert Memorial Drive, Brentwood, TN 37027.