Karen Johnson Davidson County
Batch# 928627 AFFIDAVIT
10/12/2022 10:46:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221012-0111804

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File 36271-5

AFFIDAVIT IN FURTHERANCE OF TITLE

RE: 4821 Humber Drive, Nashville, Tennessee 37211 (the "Property")

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Ingham

The undersigned, Philip Montgomery and Gulmira Montgomery, being first duly sworn, depose and say as follows to the best of their knowledge and belief:

1. We own the above referenced Property pursuant to a deed recorded as Instrument No. 20181219-0123206, Register's Office for Davidson County, Tennessee. Our predecessor in title was Joel M. Trevino as evidenced by a deed recorded as Instrument No. 20171031-0111565, said Register's Office (the "Trevino Source Deed").

2. As part of a title search in preparation for a real estate transaction involving the Property, it was discovered that the signature of Arthur Frederick Townsend ("AFT") on the Trevino Source Deed was not properly notarized when the said deed was executed originally. AFT has recently signed a copy of the Trevino Source Deed before a Notary Public who witnessed and notarized his signature. The said recent signature on the copy of the said deed is attached hereto as Exhibit A.

3. This affidavit is made and delivered to evidence and establish that Arthur Frederick Townsend has signed the Warranty Deed of record in Instrument No. 20171031-0111565 before a Notary Public on September 23, 2022. Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

Executed this 29 day of September, 2022.

David Philip Montgomery
David **Philip Montgomery**

Gulmira Montgomery
Gulmira Montgomery

Sworn to and subscribed before me
this 29 day of September, 2022.

Notary Public
My Commission Expires: 8.25.2026

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Ingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Montgomery and Gulmira Montgomery, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of September, 2022.

Notary Public
My Commission Expires: 8.25.2026

TAMMY J GLENN
Notary Public - State of Michigan
County of Ingham
My Commission Expires Aug 25, 2026
Acting in the County of Ingham

EXHIBIT A

WARRANTY DEED

REBECCCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel M. Trevino	NEW OWNER	147-04-0-044.00
(NAME)	(NAME)	
4821 Humber Dr.	3731 Stewarts Ferry Pk	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 19762 DEEDWARR
10/31/2017 12:57:48 PM 3 pgs
Fees: $18.00 Taxes: $340.40

20171031-0111565

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Winona Kay Quirk, Frank Milton Townsend, III, Arthur Frederick Townsend, Pamela Sue Eaton and Thomas Richard Townsend, heirs for The Estate of Michael Townsend,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joel M. Trevino,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the map of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 172 feet on the Southwesterly side of Humber Drive and extends back 218 feet on the southeasterly side and 215.2 feet on the Northwesterly side to a line in the rear, on which it measures 135 feet thereon.

Being the same property conveyed to Michael Thomas Townsend by Warranty Deed from Robert L. Garcia, recorded 11/01/1988 in record in Book 7692, Page 464, said Register's Office of Davidson County, Tennessee.

The said Michael Thomas Townsend has died intestate on March 25, 2017, leaving as heirs at law, Winona Kay Quirk, Frank Milton Townsend, III, Arthur Frederick Townsend, Pamela Sue Eaton and Thomas Richard Townsend pursuant to Probate Docket 17P576

unimproved ☐

This is improved ☑ property, known as 4821 Humber Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 6th day of October, 2017.

Winona Kay Quirk
Winona Kay Quirk, Administratix

Frank Milton Townsend III
by Winona Kay Quirk as
Frank Milton Townsend, III
by Winona Kay Quirk as Attorney in Fact

Arthur Frederick Townsend

Pamela Sue Eaton by
Winona Kay Quirk as Attorney in fact
Pamela Sue Eaton
by Winona Kay Quirk as Attorney in Fact

Thomas Richard Townsend

State of Tennessee
County of Sumner

* Administratix

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12/20/2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Frank Milton Townsend, III as his Attorney in Fact as the free act and deed of the within named Winona Kay Quirk.

Witness my hand and official seal on 10/6/17.

Notary Public
My Commission expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12/20/2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Pamela Sue Easton as her Attorney in Fact as the free act and deed of the within named Winona Kay Quirk.

Witness my hand and official seal on 10/6/17.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Notary Public
My Commission expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Frederick Townsend, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 10/05/17.

Notary Public
My Commission Expires: 05/05/2018

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Richard Townsend, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 10/06/17.

Notary Public
My Commission Expires:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Witness my hands this 23RD day of September 2022

Arthur Frederick Townsend

Witness my hand and official seal on 9/23/2022.

Notary Public
My Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Frederick Townsend, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2022.



Notary Public
My Commission Expires: 9/7/2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/29/2022.

D. Shayne Adair

10/3/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 3 day of October 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026