Karen Johnson Davidson County
Batch# 958081 AFFIDAVIT
01/05/2023 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230105-0000974

Prepared by and Return to:
Aldridge|Pite, LLP
Title Curative Dept./kd
Fifteen Piedmont Center
3575 Piedmont Road NE
Suite 500
Atlanta, Georgia 30305

Clerk, please cross reference to:
Instrument Number 20140106-0000972;
Instrument Number 20140106-0000973;
Davidson County, Tennessee Records

A|P File No.: 2191-2554A.001
Tax Parcel ID: 052130B20500CO

PROPERTY ADDRESS: 3341 Penn Meade Way, Nashville, TN 37214

AFFIDAVIT IN SUPPORT OF TITLE

CAPTION: Title to the property referenced herein is currently owned by Jeffrey W. Miller as evidenced by Warranty Deed recorded at Instrument Number 20140106-0000972, Davidson County, Tennessee records.

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned officer authorized by law to administer oaths in said state and County, the undersigned Affiant, who states under oath as follows:

1.

I, **M. Craig Smith,** am over the age of eighteen years and suffering under no legal disability. I have, through review of matters on record with the Register of Deeds Office for Davidson County, Tennessee, acquired personal knowledge of the facts contained herein, and they are true.

2.

I am an attorney in good standing with the State Bar of Tennessee, with Aldridge | Pite, LLP and I represent Carrington Mortgage Services, LLC in connection with that Deed of Trust from Jeffrey W. Miller ("Grantor"), in favor of Mortgage Electronic Registration Systems, Inc. as nominee for for Summit Funding, Inc., its successors and assigns ("Lender"), J. David Wicker, Attorney at Law, Trustee, dated January 3, 2014, recorded January 6, 2014 at Instrument Number 20140106-0000973, Davidson County, Tennessee records ("Deed of Trust"), to secure a Note in the principal amount of $130,591.00.

3.

The Firm also reviewed the Warranty Deed from Austin Taylor and wife, Courtney Taylor to Jeffrey W. Miller, a single man, recorded at Instrument Number 20140106-0000972, Davidson County, Tennessee records.

4.

In researching the title for this Property, I examined the real property records in Davidson County, Tennessee records. The legal description in the above referenced Deed of Trust and Warranty Deed references the plat located at Instrument No. 20011207-0135041 as *a PUD of record as Instrument No. 20011207-0135041*. The correct is **a plat of record filed at Instrument No. 20011207-0135041.** In addition, the derivation reference in the legal description of the Deed of Trust incorrectly states *Being the same property conveyed to Jeffrey W. Miller unmarried and Etta C. Carter, unmarried via Instrument No. 20140106-0000972*. The grantee is solely **Jeffrey W. Miller**. The correct legal description is attached hereto as "Exhibit A."

5.

This affidavit is made with the knowledge that it may be relied upon (i) by attorneys examining the title to the property, (ii) by purchaser(s) in purchasing the property, (iii) by lender(s) making a loan or loans secured by the property, and (iv) by company(ies) in issuing policy(ies) of title insurance to said purchaser(s) and/or lender(s).

Sworn to and signed this
20th day of December, 2022.
in the presence of:

Heather Helton

Notary Public
My Commission Expires:
(Notary Seal)

HEATHER HELTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 11-23-2025

Aldridge | Pite, LLP

M. Craig Smith
Attorney for Carrington Mortgage Services, LLC

Exhibit "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 14 River Glen Phase III, Section One, **a plat of record filed at Instrument No. 20011207-0135041**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Jeffrey W. Miller**, unmarried by Deed from Austin Taylor and wife, Courtney Taylor, of record as Instrument No. 20140106-0000972 Register's Office for Davidson County Tennessee.

Tennessee Certification of Electronic Document

I, Kyle Dubose, 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 12/20/22 (date of document).

Affiant Signature

1/4/23
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 4 day of January, 2023.

Notary's Signature

MY COMMISION EXPIRES: 8/14/2024

NOTARY'S SEAL

JANET KUNS NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 14, 2024