Karen Johnson Davidson County
Batch# 961822 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20230118-0003894

AFFIDAVIT
OF
DOROTHEA LOUISE TUBB, EXECUTRIX
OF THE ESTATE OF DOUGLAS GLENN TUBB, DECEASED

STATE OF TENNESSEE
COUNTY OF Williamson

Comes now the undersigned, being duly sworn, this 9th day of January, 2023, and makes oath that the following statements are true and accurate:

1. That the undersigned is the duly court appointed Executrix of the Estate of Douglas Glenn Tubb, deceased.
2. That the Estate of Douglas Glenn Tubb, deceased, is currently being probated before the Probate of Davidson County, Tennessee, Probate Division, Docket No. 21P-1956.
3. That Douglas Glenn Tubb died on May 22, 2021, and was solely vested in title to real property located at 4732 Benton Smith Rd., Nashville, TN 37215.
4. That the undersigned is aware of the impending conveyance of said property to Venetia Ember Everly and Arabella Clover Everly.
5. That the undersigned's responsibilities as Executrix of the Estate of Douglas Glenn Tubb include without limitation the utilization of the assets of the Estate of Douglas Glenn Tubb to pay any claims, taxes or TennCare obligations of Douglas Glenn Tubb or her estate.
6. That in the undersigned's capacity as Executrix of the Estate of Douglas Glenn Tubb, the undersigned asserts there are sufficient personalty assets to pay any taxes and all claims of any creditors, including without limitation TennCare, against said estate.
7. That the undersigned understands that Realty Title & Escrow Company, Inc., and its title insurance underwriter are relying on the statements made herein to establish the solvency of the Estate of Douglas Glenn Tubb so as to enable Realty Title & Escrow Company, Inc., and its title insurance underwriter to issue title insurance policies free and clear of any estate matters relative to the subject property.
8. That the undersigned agrees to indemnify and hold harmless Realty Title & Escrow Company, Inc., and its title insurance underwriter for any loss or damage which either or both of them may incur as a result of issuing policies of title insurance on the property located 4732 Benton Smith Rd., Nashville, TN 37215, in reliance on this affidavit.

In Witness Whereof and in testimony hereto we have signed our names:

Dorothea Louise Tubb Executrix
Dorothea Louise Tubb, Executrix of the Estate of Douglas Glenn Tubb, deceased

Subscribed and sworn to before me this 9th day of January, 2023.

Notary Public
My commission expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M Walling *(custodian's name)*, 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 1-9-23 *(date of document)*.

Shelly M Walling — 1-17-23

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County