Karen Johnson Davidson County
Batch# 966661 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
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Prepared by and return to:
Aldridge|Pite, LLP
Title Curative Dept./kd
Fifteen Piedmont Center
3575 Piedmont Road NE
Suite 500
Atlanta, Georgia 30305

A|P File No.: 1154-2237A.001

Clerk, please cross reference to:
Book 6805, Page 396;
Instrument No. 20030604-0075939;
Davidson County, Tennessee Records

PROPERTY ADDRESS: 5935 S. New Hope Rd, Hermitage, TN 37076

AFFIDAVIT IN SUPPORT OF TITLE

CAPTION: Title to the property referenced herein is currently owned by Phillip P. Lytle and wife, Jennifer J. Lytle as evidenced by Warranty Deed recorded in Book 6805, Page 396, 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 LoanCare, LLC in connection with that Deed of Trust from Jennifer Lytle, and husband Phillip Lytle ("Borrowers"), in favor of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for America's Wholesale Lender, its successors and assigns ("Lender"), Arnold M. Weiss, Attorney, a resident of Shelby County, TN, Trustee, dated May 23, 2003, recorded June 4, 2003 at Instrument No. 20030604-0075939, Davidson County, Tennessee records ("Deed of Trust"), to secure a Note in the principal amount of $82,400.00.

3.

The Firm also reviewed the Warranty Deed from Walter T. Waisner and wife, Danni C. Waisner to Phillip P. Lytle and wife, Jennifer J. Lytle, recorded in Book 6805, Page 396, Davidson County, Tennessee records.

4.

In researching the title for this Property, I examined the real property records in Davison County, Tennessee records. The legal description in the above referenced Deed of Trust and Warranty Deed contains an incomplete point of beginning, shown as: *Beginning at a point in the easterly margin of New Hope Road.* The correct is: **Beginning at a point on the easterly margin of New Hope Road being the southwest corner of the Dr. H.B. Wilson property**, as shown in that Warranty Deed from William Harold Jackson and wife, Helen Jackson to Walter T. Waisner and wife, Danni C. Waisner, recorded in Book 4379, Page 837. 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
23rd day of January 2023.
in the presence of:

Notary Public
My Commission Expires:
(Notary Seal)

Aldridge | Pite, LLP

M. Craig Smith
Attorney for LoanCare, LLC

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

Exhibit "A"

Land in Davidson County, Tennessee, being described as follows:

Beginning at a point in the easterly margin of New Hope Road, being the southwest corner of the Dr. H.B. Wilson property; thence along said margin south 23 degrees 6 minutes east 197.30 feet; thence north 74 degrees 24 minutes east 171.09 feet; thence north 7 degrees 56 minutes west 108.40 feet; thence north 82 degrees 57 minutes west 229.04 feet to the point of beginning.

Being the same property conveyed to Philip P. Lytle and wife, Jennifer J. Lytle by deed from Walter T. Waisner and wife, Danni C. Waisner of record in Book 6805, page 396, dated March 14, 1986, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Catherine Powell, 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 1/23/2023 (date of document).

Catherine Powell
Affiant Signature

1/30/2023
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 30th day of January, 2023.

Dana Bellamy
Notary's Signature

MY COMMISION EXPIRES: 7-7-26

NOTARY'S SEAL

