Karen Johnson Davidson County
Batch# 981928 AFFIDAVIT
03/17/2023 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230317-0019547

This Instrument Prepared By:
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COLLINS LEGAL, PLC
414 Union Street, Suite 1110
Nashville, Tennessee 37219

AFFIDAVIT OF CONTINUOUS MARRIAGE
AFFIANT
5337 ANCHORAGE DRIVE, NASHVILLE, TN 37220
PARCEL ID: PROPERTY 1:
160 03 0 079.00

Date of Execution: 03/09/2023

BEFORE ME, the undersigned authority in and for said county and state, appeared **JAMES F. CARDWELL** (the "Affiant"), who being first duly sworn by me, deposes and states on oath the following:

Affiant is the true and lawful owner of the real property more commonly known as **5337 ANCHORAGE DRIVE, NASHVILLE, TN 37220** (the "Property"), and more particularly described below for a complete and accurate legal description:

> Land In Davidson County, Tennessee, being Lot No. 297 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 297 fronts 126.8 feet on the Easterly margin of Anchorage Drive and extends back 204 feet on the Northerly line and 258.7 feet on the Southerly line, to a line in the rear on which it measures 100 feet.
>
> Being the same property conveyed to James F. Cardwell and wife, Gloria Cardwell, by Warranty Deed from Harvey S. Campbell and wife, Edna F. Campbell, of record in Book 5377, Page 393, in the Register's Office of Davidson County, Tennessee, dated December 19, 1978, and recorded on December 21, 1978. The said Gloria Cardwell died on March 09, 2014, leaving James F. Cardwell as surviving tenant by the entirety.

Affiant acquired title to the Property with **GLORIA CARDWELL** (the "Spouse") on December 19, 1978 (the "Date of Acquisition") by Warranty Deed executed on December 19, 1978 and recorded on December 21, 1978 in the Davidson County Register of Deeds Office under Book Number 5377, Page 393-394 as Instrument No. F.061.99.

On or before the Date of Acquisition, Affiant and Spouse (Collectively referred to as the "Parties") were married pursuant to state law in which the ceremony was held, and the Parties remained married continuously thereafter the Date of Acquisition until the Spouse's death on or around March 9, 2014.

The undersigned Affiant certifies under penalty of perjury that the foregoing is true and correct.
Further Affiant saith not.

IN WITNESS WHEREOF, JAMES F. CARDWELL has caused their name to be subscribed hereto as of the Date of Execution, above.

JAMES F. CARDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Grover Collins, a Notary Public of the aforesaid authority, **JAMES F. CARDWELL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that **JAMES F. CARDWELL**, the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this the 9 day of March, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 9, 2023.

Affiant Signature

03/09/23

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9th day of March, 2023.

Notary Public

Notary's Seal:

