Prepared by/Return to
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Karen Johnson Davidson County
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20231005-0078511

# Affidavit in Furtherance of Identification and Title to Land

(Instrument No. 20180213-0014322)

This Affidavit in Furtherance of Identification and Title to Land ("Affidavit") is made pursuant to Tennessee Code Annotated § 66-24-101 (a)(27). The undersigned, after conducting a reasonable investigation into the underlying facts that are the subject of this affidavit, upon oath states that the following is true and correct to the best of affiant's knowledge, information and belief, to wit:

WHEREAS, a Warranty Deed dated October 13, 2017 wherein Ashley F. Galmish and husband, Edward Z. Galmish conveyed all of their right, title and interest in and to certain real property to Brooke E. Nixon, a single woman, was recorded at Instrument No. 20180213-0014322 in the Register's Office for Davidson County, Tennessee (the "Warranty Deed").

WHEREAS, subsequent to the preparation and execution of the Warranty Deed, matters not revealed in the title information apparently required that M Squared, LLC, a Tennessee limited liability company, convey any interest it had in the property to Ashley F. Galmish and Edward Z. Galmish, husband and wife by Quitclaim Deed dated January 10, 2018 and recorded at Instrument No. 20180111-000381in said Register's Office (the "Quitclaim Deed"). Said Quitclaim Deed was corrected by a Scrivener's Affidavit recorded at Instrument No. 20180118-0005343 in said Register's Office.

WHEREAS, the derivation clause contained in the Warranty Deed prepared prior to and executed on October 13, 2017 did not reference the subsequently executed Quitclaim Deed dated January 10, 2018.

NOW THEREFORE, for the purpose of supplementing the derivation clause in the Warranty Deed, and pursuant to TCA 66-24-101(a)(27), the undersigned does hereby state that the derivation of title of the Warranty Deed effective when the Warranty Deed was recorded on February 13, 2018 is as follows, to wit:

***Being the same property conveyed to Ashley F. Galmish and Edward Z. Galmish, wifeand husband, by Warranty Deed from M Squared, LLC, a Tennessee limited liabilitycompany, of record at Instrument No. 20170125-0007879, Register's Office forDavidson County, Tennessee. Also being the same property conveyed to Ashley F. Galmish and Edward Z. Galmish, husband and wife, by Quitclaim Deed dated January 10, 2018 and recorded at Instrument No. 20180111-0003817, as corrected by a Scrivener's Affidavit recorded at Instrument No. 20180118-0005343, Register's Office for Davidson County, Tennessee.***

The undersigned is making the foregoing affidavit upon first making oath on his own free will without coercion or duress.

Christopher J. Thornton -Affiant

DEVIN M. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF TN
COUNTY OF Shelby

Sworn to and subscribed before me on this 3rd day of October 2023.

Notary Public

My Commission Expires: 12-14-2024

STATE OF TN )
COUNTY OF Shelby )

On this the 3rd day of October, 2023, before me personally appeared Christopher J. Thornton , with whom I am personally acquainted, and who, upon oath acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and notarial seal at office the day and year above written.

Notary Public

My Commission Expires: 12-14-2024

DEVIN M. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

**Tennessee Certification of Electronic Document**

I, Larry N. Westbrook, 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 October 3, 2023.

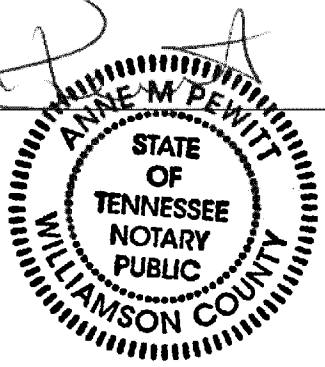
Signature – Larry N. Westbrook

Date: October 5, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary Public




My Commission Expires: 9/6/2027