Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1098692 AFFIDAVIT
02/07/2024 09:50:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240207-0008551

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14

Affidavit in Furtherance of Title

RE: 1715 16th Ave. N., Nashville, Tennessee 37208; Clarification concerning voided quitclaim deed, of record as Instrument No. 20190117-0004789, between Mary N. Johnson Pruitt (Grantor) and The Mary Pruitt Revocable Trust Number 2 (Grantee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, **Marilyn Pruitt** ("**Affiant**"), being first duly sworn, and under penalty of perjury, deposes and says as follows to the best of their knowledge and belief:

1. I am an adult resident of Davidson County, Tennessee.

2. My mother, Mary N. Johnson Pruitt, died intestate on September 19, 2020, and her estate (the "Estate") is being administered under Case No. 20P1958 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

3. Letters of Administration have been issued to me, Marilyn Pruitt, as Administrator.

4. Prior to her death, my mother, Mary N. Johnson Pruitt, executed and recorded a quitclaim deed to Mary Pruitt, Trustee of The Mary Pruitt Revocable Trust Number 2 ("Trust 2"), which quitclaim deed described the property at 1715 16th Ave. N., Nashville, Tennessee 37208 (the "Property") and appears of record as Instrument No. 20190117-0004789 in the Register's Office for Davidson County, Tennessee (the "Trust 2 QCD").

5. The Trust 2 and the Trust 2 QCD were the subject of litigation in the above-mentioned Circuit Court case. By an order entered on October 9, 2023, the said Trust 2 was declared void, and the Trust 2 QCD was set aside, with title to the Property vesting in the Estate or heirs of Mary N. Johnson Pruitt. Said Order is filed of record in Instrument No. 20240202-0007508, said Register's Office for Davidson County, Tennessee.

6. This Affidavit in Furtherance of Title was freely given pursuant to Tenn. Code Ann. § 66-24-101, *et seq.* in an effort to evidence the fact that upon the death of my mother, Mary N. Johnson Pruitt, title to the Property was vested in the Estate or heirs of Mary N. Johnson Pruitt and not in Trust 2.

The Affiant did not say anything further.

Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

Marilyn Pruitt

Subscribed and sworn to before me
this 6th day of February, 2024.

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marilyn Pruitt**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who acknowledged that she executed the above instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of February, 2024.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/16/24