Karen Johnson Davidson County
Batch# 1107344 AFFIDAVIT
03/04/2024 03:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240304-0015035

AFFIDAVIT OF CONTINUOUS MARRIAGE- DECEASED SPOUSE

STATE OF Tennessee

CITY/COUNTY OF Davidson

TO-WIT:

BEFORE ME, the undersigned authority, on this 19 **day of** January 2024 personally appeared Thomas F. McFarland ("Affiant"), who being first duly sworn upon oath, deposes and says:

1. That Affiant and Doris A. McFarland **(Deceased Spouse)** were husband and wife upon obtaining title to the following in deed referenced hereinbelow:

a. Deed Type: Deed
Grantors: CARLA A. HILLS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Grantees: THOMAS F. MCFARLAND AND WIFE, DORIS A. MCFARLAND
Instrument:
Dated: April 21, 1975
Recorded Date: May 5, 1975
Consideration: $10.00
BOOK: 4909
PAGE: 637

Tax Stamps Paid: ∅

to the following described property:

BEING LOT NO. 159 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION2, AS OF RECORD IN BOOK 4460, PAGE 66, REGISTER'S OFFICE OF DAVIDSON

COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE HERE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

2. That Affiant and **the Deceased Spouse** remained married to each other continuously, without interruption from the date of taking title to subject property until the date of death of **said spouse** on 06/16/2011**.**

3. THAT Affiants give this Affidavit for the purpose of inducing **FIDELITY NATIONAL TITLE INSURANCE COMPANY** to issue its policy or policies insuring the title to said property without exception(s) to encumbrance(s) which possibly could have arisen in the event of divorce of the Affiants heretofore; and said Affiants do hereby jointly and severally agree to indemnify and hold **FIDELITY NATIONAL TITLE INSURANCE COMPANY** harmless of and from any and all loss, cost, damage and expense of every kind, including Attorney's fees, which may suffer or incur or become liable for under its said policy or policies arising directly or indirectly out of or on account of such an intervening divorce, or in connection with its enforcement of its rights under this agreement.

FURTHER THE AFFIANTS SAYETH NAUGHT.

Thomas F. McFarland

Executed, subscribed and sworn to before me the day and year above written.

Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Lender: United Trust Bank, Its Successors and or Assigns, ATIMA
Loan No.: 231044517
Advantage Title, LLC No.: UTB-TN-216325

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 159 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION2, AS OF RECORD IN BOOK 4460, PAGE 66, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE HERE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

Commonly known as 2506 Bethwood Drive, Nashville, TN 37207
However, by showing this address no additional coverage is provided

Tennessee Certification of Electronic Document

I, Benji Godbold, 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 1/19/24 (date of document).

Affiant Signature

3/4/24
Date

State of Mississippi

County of Hancock

Sworn to and subscribed before me this 4th day of March, 2024.

Notary's Signature Lyschel Peters

MY COMMISSION EXPIRES: 10/8/2024

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 249427
LYSCHEL PETERS
Commission Expires
Oct. 8, 2024
HARRISON COUNTY