AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3035016

Karen Johnson Davidson County
Batch# 1124452 AFFIDAVIT
04/18/2024 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027845

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 08203017500

## AFFIDAVIT OF SURVIVING SPOUSE

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public, personally appeared **Wayne Walker**, of legal age, as the surviving tenant, "Affiant", who upon being duly sworn, deposes and states upon his/her oath and affirmation, the following:

1. My Name is **Wayne Walker** and I reside at 1100 Stockell Street, Nashville, TN 37207.

2. I owned real property as a tenant by the entirety with **Mary Walker** who, at the time of her demise, was one of the owners of such real property located in Davidson County, State of Tennessee, described as follows:

**The following described property lying in city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:**

**Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Benedict Land Company's Subdivision of Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40.**

Being the same property as conveyed from Southeast Investments, a Limited Liability Corporations to Mary Walker and Wayne Walker as set forth in Deed Instrument #20070308-0029100 dated 02/27/2007, recorded 03/08/2007, DAVIDSON County, TENNESSEE.

Parcel ID No.: 08203017500

Property commonly known as: 1100 Stockell Street, Nashville, TN 37207

3. **Mary A. Walker,** who is one and the same person as **Mary Walker,** my deceased spouse, departed this life on 03/07/2019 as evidenced by a copy of the death certificate of the deceased attached hereto.

4. Affiant is the surviving spouse of the property described herein.

Dated this 7th day of March, 2024

Wayne Walker

**Wayne Walker**

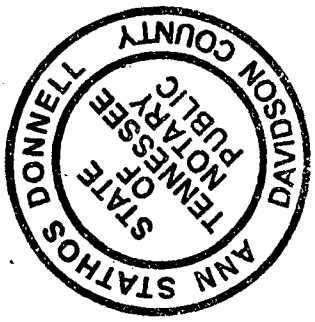
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Wayne Walker** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 7th day of March, 2024

Notary Public

My Commission expires: 09/02/24



# Exhibit A
# Legal Description

The following described property lying in city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Benedict Land Company's Subdivision of Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40

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Parcel ID: 08203017500

**Tennessee Certification of Electronic Document**

I, David DeVaux, 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 3/7/2024 (date of document).

David DeVaux
Affiant Signature

3/12/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of March, 2024.

Courtney Kern
Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

3035016 Aff of Surviving Spouse