Karen Johnson Davidson County
Batch# 1207689 AFFIDAVIT
11/21/2024 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091170

AFFIDAVIT IN FURTHERANCE OF TITLE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Phyllis JoAnn Watson, (herein "Affiants"), who being first duly sworn, did depose and say:

1. That they are the only owners of certain real property (the "Property"), to wit:

   Land in Davidson County, Tennessee, being Lot No. 184, on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

   Being the same property conveyed to Arthur D. Watson and Phyllis JoAnn Watson, husband and wife, from Joseph C. Green and Julie M. Green, husband and wife, by Warranty Deed recorded by Instrument No. 20150903-0090130, Register's Office for Davidson County, Tennessee.

   The said Arthur D. Watson died on October 4, 2024, leaving Phyllis JoAnn Watson as the sole surviving tenant by the entirety.

   This improved property has a common address of 5212 Ravens Glen Drive, Nashville, TN 37211.

   Map and Parcel 172-14-0B-255.00

2. That for the Property to be sold, the Affiant are hereby providing notice that the closing for the Property shall only occur with the below named title company closing the Affiant/the seller:
   Central Title, LLC
   2739 Larmon Drive
   Nashville, TN 37204
   (615) 750-2371

3. That this Affidavit shall be a cloud on marketable title of the Property until this Affidavit is released by a notarized writing signed by (1) the Affiant (or her heirs, successors, or assigns) and (2) either Cindy S. Smith or Mary Kathryn Charlton, in either of their capacities as an officer of Central Title, LLC.

Further, Affiants saycth not.

IN TESTIMONY WHEREOF, we hereunto subscribe our names this 20th day of November 2024.

Phyllis JoAnn Watson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phyllis JoAnn Watson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office, this 20th day of November 2024.

Notary Public
My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 21, 2026

202411210091170

Acknowledged by:

Cindy S. Smith
President of Central Title, LLC

Mary Kathryn Charlton
Vice President of Central Title, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Cindy S. Smith and Mary Kathryn Charlton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the President and Vice President, respectively, of Central Title, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such President and Vice President, respectively, executed the within instrument for the purposes therein contained by signing the name of the company by the said Cindy S. Smith as such President and by the said Mary Kathryn Charlton as such Vice President and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 20th day of November 2024.

Notary Public
My Commission Expires:_____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Prepared by:
Cindy S. Smith, P.C., Attorneys at Law
P.O. Box 292004
Nashville, TN 37229

This document was prepared without the benefit of a title search.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **November 20th, 2024** (date of document).

Cindy S. Smith, Affiant

11/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 21st day of November, 2024.

Notary

MY COMMISSION EXPIRES: 