Karen Johnson Davidson County
Batch# 1274261 AFFIDAVIT
05/19/2025 07:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250519-0038918

Prepared by & Return To:
Title Curative/cp
Aldridge | Pite, LLP
Fifteen Piedmont Center
3575 Piedmont Road NE
Suite 500
Atlanta, Georgia 30305

Clerk, please cross-reference to:
Instrument No. 20230710-0052619
Instrument No. 20230710-0052620
Instrument No. 20231005-0078615
Davidson County, Tennessee Records

A|P File No. 2049-316A.001
Tax Parcel ID 06902006600

PROPERTY ADDRESS: **4349 Enchanted Cir, Nashville, TN 37218**

AFFIDAVIT IN SUPPORT OF TITLE

CAPTION: Title to the property referenced herein is currently owned by Demarcus L. Capehart and Mary B. Capehart as evidenced by Quit Claim Deed recorded as Instrument No. 20240916-0071420, Davidson County, Tennessee records.

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Affiant, who states under oath as follows:

1.

I, M. Craig Smith, am over the age of eighteen years and suffering under no legal disability. I have, through review of matters on record with the Register of Deeds Office for Davidson County, Tennessee, and/or other matters on record with the Davidson County, Tennessee, acquired personal knowledge of the facts contained herein, and they are true to the best of my knowledge or belief.

2.

I am an attorney in good standing with the State Bar of Tennessee, with Aldridge Pite, LLP (hereinafter the "Firm") and I represent Navy Federal Credit Union in connection with the Deed of Trust from Demarcus L. Capehart to Navy Federal Credit Union, dated July 7, 2023, and recorded on July 10, 2023 as Instrument Number 20230710-00052620, Davidson County, Tennessee records. ("Deed of Trust")

3.

In researching the title for this Property, I examined the real property records in Davidson County, Tennessee records. The legal description in the above referenced Deed of Trust for Tract 1, corrected by Scrivener's Affidavit in Instrument No. 20231005-0078615, incorrectly refers to the subject lot being on the Plan of Enchanted Hills, Section III of record in Book 4697, Page 540. The correct reference is Book 3842, Page 90. The correct legal description is attached hereto as "Exhibit A".

4.

This affidavit is made with the knowledge that it may be relied upon (i) by attorneys examining the title to the property, (ii) by purchaser(s) in purchasing the property, (iii) by lender(s) making a loan or loans secured by the property, and (iv) by company(ies) in issuing policy(ies) of title insurance to said purchaser(s) and/or lender(s).

FURTHER, AFFIANT SAYETH NOT.

Sworn and signed before me in Chattanooga Tennessee, this
7th day of April, 2025

Heather Helton
Notary Public

My Commission Expires: 11-23-25
(Notary Seal)

Aldridge Pite, LLP
M. Craig Smith
Attorney for Nave Federal Credit Union

HEATHER HELTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 11-23-2025

A|P File No. 2049-316A.001

EXHIBIT "A"

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 132 ON THE PLAN OF ENCHANTED HILLS, SECTION III AS OF RECORD IN plat book 3842 page 90 IN THE REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 132 FRONTS 130.00 FEET ON THE WESTERLY MARGIN OF ENCHANTED CIRCLE AND RUNS BACK BETWEEN LINES, THE NORTHERLY LINE BEING 357.9 FEET AND THE SOUTHERLY LINE A BROKEN LINE BEING 361.65 FEET TO A LINE IN THE REAR MEASURING 144.00 FEET THEREON.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4 right title and interest, by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, Page 440 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James E. Ferrell and wife, Lena Pearl Ferrell by virtue of Deed dated March 19, 1973 at Book 4697, Page 540 in the said Register's Office.

TRACT II

A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY,

TENNESSEE, BEING A PART OF PARCEL 71 ON TAX MAP 58-14, AND BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

WITH THE WESTERLY LINE OF LOT NO 132 WITH A CURVE TO THE LEFT (RADIUS 5,669.6 FEET) SOUTHEASTWARDLY A DISTANCE OF 144.00 FEET TO AN IRON PIN SET AND HAVING A CHORD BEARING AND DISTANCE OF S1 DEGREES, 47'57"E, 144.00 FEET; THENCE S 53 DEGREES, 13'21"W 72.94 FEET TO AN IRON PIN SET IN THE CENTER OF PARCEL 71; THENCE, WITH THE CENTER OF PARCEL 71 WITH A CURVE TO THE RIGHT(RADIUS 5,729.6 FEET) NORTHWESTWARDLY A DISTANCE OF 191.59 FEET TO AN IRON PIN SET AND HAVING A CHORD BEARING AND DISTANCE OF N1 DEGREES,50'44", 191.583.FEET; THENCE WITH AN EXTENSION OF THE COMMON LINE BETWEEN LOTS 132 AND 133, S86 DEGREES 17"41"E 60.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,100 SQUARE FEET.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4 right title and interest,

by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, page 442 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lena P. Farrell by virtue of Warranty .

Deed dated June 27, 1996 at Book 10282, Page 665 in the said Register's Office.

For information purposes only: 4349 Enchanted Circle, Nashville, TN, 37218

Being the same property conveyed to Demarcus L. Capehart, herein by warranty deed dated 7th day of July, 2023, of record at 202307100052619 in said Register's Office Tennessee

A|P File No. 2049-316A.001

Tennessee Certification of Electronic Document

I, Kyle DuBose, 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 4/7/25 (date of document).

Affiant Signature

4/23/25
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

MY COMMISION EXPIRES: 7/7/26

NOTARY'S SEAL

