Prepared by and Return to:
Christine Battaglia, an employee of
First American Title Insurance Company
4795 Regent Blvd.
Irving, Texas 75063
(714)250-3000
File No.: 13707-575036

RETURN TO :

ALBERT TSIBU
3017 BRANTLEY DR
Antioch TN 37013

Karen Johnson Davidson County
Batch# 1347634 AFFIDAVIT
11/18/2025 12:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091838

CONTINUOUS MARRIAGE AFFIDAVIT

(Death of Spouse)

State of TN

County of Davidson

BEFORE ME, the undersigned authority, authorized in the state and county aforesaid to take acknowledgments, personally appeared ALBERT TSIBU , "Affiant", who after being duly sworn, deposes and says;

That Affiant personally knew ROBBIN NICKS-TSIBU, "Decedent", and that she is the one and the same persons as ALBERT TSIBU AND ROBBIN NICKS-TSIBU, who acquired title to the following described property, as husband and wife, by deed recorded in Official Records instrument no: 200711260136725 , Book N/A, Page N/A , of the Public Records of Davidson County, TN;

That Decedent and the affiant were legally married to each other at the time they acquired title to the following described real property located in Davidson County, TN, to-wit:

Being Lot No. 25 on the Plan of PERCY PRIEST MEADOWS ADDITION, SECTION ONE, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Further, that Decedent and affiant were continuously married to each other without interruption from the date they acquired title to the above described property until the date of death of ROBBIN NICKS-TSIBU on 05/26/2016.

The purpose of this affidavit is to induce First American Title Insurance Company to eliminate items from its Commitment and issue title insurance pursuant to File No. 13707-575036 insuring the above described property.

FURTHER, Affiant herein agrees to indemnify and hold harmless First American Title Insurance Company against any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

For full legal description see attached Exhibit 'A'

ALBERT TSIBU

State of Tennessee

County of Davidson

Sworn To, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on October 25, 2025, by Albert Tsibu.

Susie J Ingram
Notary Public

Susie J Ingram
(Printed Name)

My Commission expires: 11/2/2026

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

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

Exhibit A

SITUATED IN THE COUNTY OF Davidson AND STATE OF TN, CITY OF ANTIOCH.

Being Lot No. 25 on the Plan of PERCY PRIEST MEADOWS ADDITION, SECTION ONE, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of that certain property conveyed to Albert Tsibu and Robbin Nicks-Tsibu, husband and wife from Albert Tsibu, a married man, by deed dated November 15, 2007 and recorded November 26, 2007 in/as Instrument No. 20071126-0136725 OF official records.

Being the property conveyed to Albert Tsibu and Robbin Nicks-Tsibu, husband and wife , their heirs and assigns, forever, by deed recorded 11/25/2007, of record in instrument 20071126-0136725 in the register's office of Davidson County, Tennessee. Albert Tsibu and Robbin Nicks-Tsibu were married on 04/22/1989 in Davidson, County, Tennessee. At the time of their marriage neither was a party to another marriage, their marriage continue uninterrupted until the death of Robbin Nicks-Tsibu in Davidson County Tennessee on 05/26/2016. Albert Tsibu conveys as surviving tenant by the entirety

APN: 150060238
Albert Tsibu

3017 BRANTLEY DR, Antioch, Tennessee 37013
Loan Reference Number: 2025352-PIGUC
First American Order No: 575036

Tennessee Certification of Electronic Document

I, Leslye Dietrich, 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 10/25/25 (date of document).

Leslye Dietrich
Affiant Signature

10-27-2025
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 27 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/27

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
RA'CHEL SERACH
My Notary ID # 130177752
Expires April 2, 2027