Karen Johnson Davidson County
Batch# 1403741 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20260409-0028872

AFFIDAVIT OF FACTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this 16 day of Oct, 2025 personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **BRENDA C. FLOYD-SPICKARD**, I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.

"2. That my spouse, **JAMES THOMAS FLOYD**, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed dated December 2, 1986, recorded December 8, 1986, in Book: 7062 and Page: 573, as Document/Instrument No. 70670, in the Official Records of **Davidson** County, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36-B MEADOWS OF TULIP GROVE SUBDIVISION, SECTION 2, RECORDED IN BOOK 6250, PAGE 999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

JAMES T. FLOYD AND WIFE, BRENDA C. FLOYD ACQUIRED TITLE AS TENANTS BY THE ENTIRETY IN A DEED DATED DECEMBER 2, 1986 AND RECORDED DECEMBER 8, 1986 IN BOOK 7062 PAGE 573. JAMES T. FLOYD AND WIFE, BRENDA C. FLOYD WERE CONTINUOUSLY MARRIED. JAMES T. FLOYD LEFT THIS LIFE ON AUGUST 27, 2004 IN NASHVILLE, TENNESSEE. TITLE NOW VESTS SOLELY IN BRENDA C. FLOYD N\K\A BREND C. FLOYD-SPICKARD.
PARCEL ID NO: 07515003200

For Title reference see deed dated December 2, 1986, recorded December 8, 1986, in Book: 7062 and Page: 573, as Document/Instrument No. 70670, in the Official Records of Davidson County, State of Tennessee

Commonly known as: 815 Netherlands Drive, Hermitage, TN 37076

"3. That my spouse and I were married prior to December 2, 1986, the date of our acquisition of title to the property described hereinabove, and we remained continuously married, without interruption by divorce from that date up to the date of my spouse's death **AUGUST 27, 2004**.

"4. That the value of my spouse's estate was insufficient to necessitate the filing of an estate tax return and that there are no state or federal estate or inheritance tax due as a result of his death.

"5. That Affiant gives this Affidavit for the purpose of inducing Westcor Land Title Insurance Company to issue its policy or policies insuring the title to said property without exceptions(s) to encumbrance(s) or vesting issues which could have possibly arisen in the event of divorce of the Affiant and Affiant's spouse; and said Affiant does hereby agree to indemnify and hold Westcor Land Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including Attorneys' fees, which it 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.

Brenda C Floyd NKA Brenda C Floyd-Spickard

BRENDA C. FLOYD N\K\A BRENDA C. FLOYD-SPICKARD

STATE OF TN

COUNTY OF Davidson

On this 16 day of Oct, 2025 before me, the undersigned notary public, personally appeared, proved to me through satisfactory evidence of identification, which was DL to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public, State of TN,
County of: Davidson

Printed Name: Christine Bolanis Garner

My Commission Expires: My Commission Expires January 28, 2026
Acting in the County of: Davidson

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

This Instrument Was Prepared By:
Meaghan McCarthy
2020 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
(724) 936-1336

True Certification of Electronic Document

I, Kim McAllister, 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 10/16/2025 (date of document).

Kim McAllister
Affiant Signature

02/17/2026
Date

State of PA

County of WASHINGTON

Sworn to and subscribed before me this 17th day of February, 2026.

Glenn Zary
Notary's Signature

MY COMMISSION EXPIRES: 2-6-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My Commission Expires February 6, 2027
Commission Number 1432259