Karen Johnson Davidson County
Batch# 1408226 AFFIDAVIT
04/20/2026 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0031968

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 Affiant, **Ronald Eric Moore**, Executor of the Estate of Sara Frances Smith (herein "Affiant"), who being first duly sworn, did depose and say:

1. That the Estate of Sara Frances Smith is the only owner of certain real property (the "Property"), to wit:

   The following described real estate in Davidson County, Tennessee:

   Being Lots Nos. 43 and 44 on the Map of S.F. and C.D. Morrow's Subdivision of record in Book 332, page 86, Register's Office for said County.

   Said lots adjoin and front together 100 feet on the north side of Morrow Street and run back between parallel lines, Lot No. 44 running back along the west margin of Dorris Street, 163.5 feet to an alley.

   Being the same property conveyed to Sara Frances Smith from Robert T. Batey, Executor of the Estate of Annie Mary Batey (Davidson County, Tennessee, docket no. 07P285), by Executor's Quitclaim Deed recorded on August 9, 2007, and of record in Instrument No. 20070809-0095121, Register's Office for Davidson County, Tennessee.

   The said Sara Frances Smith died testate on November 9, 2025 (see Davidson County, Tennessee, docket no. 26P468).

   This is improved property with a common address of **1100 Morrow Avenue, Nashville, TN 37204**.

   Map and Parcel 117 16 0 174.00

2. That for the Property to be sold, the Affiant is 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 his 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, Affiant sayeth not.

(Signature page to follow)

IN TESTIMONY WHEREOF, I hereunto subscribe my names this 17th day of April 2026.

Ronald Eric Moore, Executor of the
Estate of Sara Frances Moore

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 Ronald Eric Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Sara Frances Smith, the within named bargainor, executed the within instrument for the purposes therein contained and as his free act and deed.

Witness my hand and official seal at office, this 17th day of April 2026.

Notary Public
My Commission Expires: _____

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 4, 2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 April 17, 2026 (date of document).

Signature of above

4/17/26

Date

State of Tennessee

County of Davidson

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

Notary

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22 2030

MY COMMISSION EXPIRES: