Karen Johnson
Batch # 1480868
10/06/2026 09:58:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20261006-0091794

This instrument is prepared by:
Bell, McCann & McInteer, PLC.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT IN FURTHERANCE OF TITLE

Comes now MARK BELL, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Brentwood, Williamson County, Tennessee,

2. That my office was engaged to review the chain of title and clear any potential clouds on title for certain real property identified as 523 Harding Place, Unit A-10, Nashville, Tennessee 37211 in Davidson County Tax Assessor's Office as Map-Parcel No. 147-02-0A-010.00 CO ("Property") currently owned by Jack Totty, a life estate interest, with a remainder interest to William Ronald McGhee and Lisa Trojan ("Current Owner").

3. That, in the course of reviewing such title, my office reviewed a title search for the Property.

4. That, upon diligent search of the Register's Office for Davidson County, Tennessee, our office found one issue in record chain of title involving the current vesting, the resolve being as follows:
   a. That as of January 17, 2025, the Property, ownership having vested in Jack Totty, a life estate interest, with a remainder interest to William Ronald McGhee and Lisa Trojan by Executor's Deed dated February 17, 2025, from Robert A. Anderson, Executor for the Estate of Alice C. McGhee of record in Instrument No. 20250117-0004042, Register's Office for Davidson County, Tennessee.
   b. That the said Jack Totty having died February 12, 2026 and terminating the life estate interest vesting the property in William Ronald McGee and Lisa Trojan.

Further affiant saith not.

MARK BELL

9/21/26
DATE

Subscribed and sworn to before me this 21st day of September, 2026.

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

My Commission Expires: 0/15/2030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Mark Bell, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this day, September 21, 2026

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

My Commission Expires:01/15/2030

Jennifer Crowell
Notary Public