BILL GARRETT, Davidson County
Trans:T20090070556 AFFIDAVIT
Recvd: 10/16/09 11:24 2 pgs
Fees:12.00 Taxes:0.00
20091016-0095982

PICK-UP

THIS INSTRUMENT PREPARED BY:
Kate Dyer, Attorney
P.O. Box 782
260 Ren-Mar Drive
Pleasant View, TN 37146

State tax $
Register's fee $
Recording fee $
Total $

Upon information furnished by the parties.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Gloria D. Marin	SAME	39-190
5469 Clarksville Pike		
Whites Creek, Tennessee 37189		

AFFIDAVIT OF HEIRSHIP

The undersigned being one of the heirs of Agnes Carney Cotter, deceased, being duly sworn, deposes and says:

Agnes Carney Cotter, deceased owned real estate in Davidson County, Tennessee, being more particularly the following described tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee:

PROPERTY DESCRIPTION

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 as follows:

Beginning at an existing iron rod in the south margin of the right of way of Clarksville Pike (Highway 41-A) as shown on Davidson county Highway map 517-A, sheet no. 16, dated: 1930, said point being the northeast corner of this tract and the northwest corner of Michael R. Carver, II (Instr: 200908120075955, R.O.D.C.);
Thence with said Carver South 42 Degrees 18 Minutes 29 Seconds West a distance of 178.95 feet to an existing iron rod;
Thence South 41 Degrees 19 Minutes 38 Seconds West a distance of 447.68 feet to an existing iron rod;
Thence North 01 Degrees 36 Minutes 27 Seconds West a distance of 389.58 feet to an existing iron rod and common corner to Cylman D. Smith (Deed Book 4753, Page 201, R.O.D.C.);
Thence with said Smith North 28 Degrees 24 Minutes 54 Seconds West a distance of 117.24 feet to set iron rod;
Thence leaving said Smith North 02 Degrees 38 Minutes 04 Seconds West a distance of 115.16 feet to an existing iron rod;
Thence North 40 Degrees 05 Minutes 57 Seconds East a distance of 129.79 feet to a set iron rod being the northwest corner of this tract and the common corner to Raymond Duncan (Deed Book 6709, Page 322, R.O.D.C.) and in the south margin of the right of way of said Clarksville Pike;
Thence with said right of way South 52 Degrees 45 Minutes 31 Seconds East a distance of 140.50 feet to a set iron rod;
Thence North 37 Degrees 14 Minutes 29 Seconds East a distance of 55.00 feet to a set iron rod;
Thence South 52 Degrees 45 Minutes 31 Seconds East a distance of 314.40 feet to an existing concrete highway monument;
Thence with a curve turning to the left with an arc length of 11.35 feet,
with a radius of 1191.00 feet,
with a chord bearing of South 53 Degrees 01 Minutes 54 Seconds East,
with a chord length of 11.35 feet to an existing iron rod
which is the point of beginning
having an area of
169946.1 square feet,
3.90 acres

Being a portion of the property described in Deed Book 4892, Page 115, Register's Office of Davidson County, TN.

1. Leslie W. Carney acquired title to a larger tract of real property of which the premises described on Exhibit A attached hereto and incorporated herein by specific reference thereto was a part from Commerce Union Bank by deed recorded on May 8, 1925, and recorded in Book 674, Page 47, Register's Office of Davidson County, Tennessee.

2. The said Leslie W. Carney now being deceased. Leslie W. Carney was survived by his spouse, Izona Carney, who had a dower interest in the property due to Leslie W. Carney's death, which was prior to April 1, 1977. Leslie W. Carney was also survived by his children, to-wit: Agnes Carney Cotter, L. W. Carney, Dolores Carney, Badger Carney and Douglas Carney, as his sole and only heirs at law.

3. By Deed of Correction dated February 8, 1975, and recorded in Book 4892 at Page 115 et seq. the said Izona Carney, L. W. Carney, Dolores Carney, Badger Carney, and Douglas Carney conveyed the premises described on Exhibit A to Daniel L. Cotter and his wife, Agnes Carney Cotter, as tenants by the entireties.

4. Said Daniel L. Cotter and Agnes Carney Cotter were married one time only to each other and as a result of said marriage there was one child born, to-wit: Gloria G. Cotter now Gloria D. Marin. Gloria D. Marin, a divorced and un-remarried woman, is now the sole and only owner of the premises described hereinabove. The same being the most recent surveyed description of the premises described on Exhibit A.

5. There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

DATED this 15 day of October, 2009.

BY: Gloria D. Marin
Gloria D. Marin

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

On this the 15 day of October, 2009, before me, the undersigned officer, an authorized Notary Public for the above County and State, personally appeared Gloria D. Marin, satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged having signed said instrument as the free and voluntary act of said person for the uses and purposes therein set forth.

In witness whereof, I hereunto set my hand and seal this 15 day of OCTOBER, 2009.

WAYNE FINK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My commission expires: August 8, 2011

The legal description and how title to the property is vested have been furnished to the drafter by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made . The draftsman assumes no liability as to the accuracy thereof, Failure to record this document timely may jeopardize your rights to the property.