BILL GARRETT, Davidson County
Trans:T20120084591 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20121105-0102047

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, LLC
212 N. Castle Heights Ave.
Lebanon, TN 37087

**Map 034**
**Group 13-0**
**Parcel 241.00**

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Now comes **Ary B. Bowker and Betty R. Lytle**, having been first duly sworn and on their oath does depose and state that they are of lawful age and all information being based upon personal knowledge, further deposes and states:

1. That Affiants reside at the following addresses, respectively:
   1100 Idlewild Ct. Madison, TN 37115
   654 B Weeping Willow Rd. Hendersonville, TN 37075

2. That Affiants have personal knowledge of the family of **Joan L. Bowker Lunsford**, Decedent, by reason of the following:

   The Affiants are the only two offspring of **Joan L. Bowker Lunsford**.

3. That **Joan L. Bowker Lunsford**, Decedent, died on October 29, 2011, and at the time of her death owned all of the ownership interest in the property known as 1399 Florence Ave., Madison, TN, County of Davidson.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of her death, the Decedent was widowed by the prior death of her husband Melvin Lunsford and had been married only to such Melvin Lunsford during the entire time of her ownership of 1399 Florence Ave., Madison, TN 37116.

6. That the Decedent's only two offspring were the Affiants herein, **Ary B. Bowker and Betty R. Lytle**.

7. That the following persons, being over the age of eighteen (18), constitutes the only heirs at law of the Decedent at the time of her death:

| Name | Relationship to Decedent |
|---|---|
| Ary B. Bowker | Son |
| Betty R. Lytle | Daughter |

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased her.

9. That as of the date of the execution of this Affidavit, the following person constitutes the only heirs at law of the Decedent:

   **Ary B. Bowker and Betty R. Lytle**

10. That no other person or entity has any right or interest in the property located at:

1399 Florence Ave., Madison TN., Davidson County, Tennessee, other than:

**Ary B. Bowker and Betty R. Lytle**

Property legal description is as follows:

**Property in Davidson County, Tennessee further described as follows:**

**Being LOT NO. 36 on the Plan of East Lawn, Block "C", a subdivision of part of Edgemeade Farm as of record in Book 547, Page 153 and 154, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.**

**Being the same property conveyed to Joan Bowker, divorced, (ERRONEOUSLY REFERRED TO AS JOAN BOWNER) by Warranty Deed from Ralph Stevens and William King d/b/a Stevens and King Construction Company, dated August 17, 1970 and recorded in Record Book 4439, Page 740, Register's Office of Davidson, County, Tennessee. Joan Bowker having remarried after the acquisition of this property to Melvin Lunsford, who passed away on July 07, 1994, thereby re-vesting title in the now Joan L. Bowker Lunsford as surviving tenant by the entirety. Joan L. Bowker Lunsford passed away on October 29, 2011 without a Last Will & Testament, thereby vesting title in her only two children and heirs at law, Ary B. Bowker and Betty R. Lytle. See also this Affidavit and Affidavit of Heirship in Instrument Number 20120717-0062903.**

**This is IMPROVED property known as 1399 Florence Avenue, Madison, Tennessee, 37116.**

*WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class "E" felony.*

Further affiant sayeth not.

Ary B. Bowker
**ARY B. BOWKER**

Nov. 1st, 2012
Dated

Betty R. Lytle
**BETTY R. LYTLE**

Nov 1st, 2012
Dated

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Ary B. Bowker and Betty R. Lytle**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 1st day of November, 2012.

Notary Public

My Commission Expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY