BILL GARRETT, Davidson County
Trans:T20130103933 AFFIDAVITH
Recvd: 12/12/13 11:42 3 pgs
Fees:17.00 Taxes:0.00
20131212-0125843

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Henry & Juanita Duff
2707 Vance Avenue
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP:060-07
Parcel 143

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **JUANITA F. DUFF**, Administrator of the **ESTATE OF THERESA F. DUFF**, deceased, being duly sworn, depose and state:

THERESA F. DUFF, deceased, was the fee simple owner of the following described real estate at the time of her death on the 7th day of April, 2013. Said land is located in Davidson County, Tennessee and described as follows, to wit:

> **LAND** in Davidson County, Tennessee, being part Lot No. 128, on the Plan of Section Four, Hillhurst Acres, of record in Book 2331, Page 136, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 128, which is a corner lot, fronts 185.0 feet on the westerly margin of Lyndale Drive, and fronts 110.0 feet on the northerly margin of Kennith Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 210.0 feet on the westerly line and 185.0 feet on the easterly line to a point of intersection.
>
> **BEING** the same property conveyed to William C. Holloway and Theresa F. Duff, by deed of record in Book 7913, Page 199, Register's Office for Davidson County, Tennessee and to Theresa F. Duff, by deed from William C. Holloway

of record in Book 10681, Page 397, Register's Office for Davidson County, Tennessee.

This is improved property known 2917 Lyndale Drive, Nashville, Tennessee 37207.

THERESA F. DUFF died intestate, she was never married and had no children born to her. She leaves as her heirs-at-law the following individuals:

HENRY DUFF, SR.; father; age 21+; 2707 Vance Avenue, Nashville, Tennessee 37208

JUANITA DUFF; mother; age 21+; 2707 Vance Avenue, Nashville, Tennessee 37208

THE estate of **THERESA F. DUFF**, deceased, was opened for administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-991, on the 11th day of July, 2013.

THAT in accordance with law notice was given to creditors by publication first dated July 19, 2013, a release from the Bureau of TennCare and closure letter from the Tennessee Department of Revenue were filed in her estate during administration.

THAT there are no debts or encumbrances existing which are a lien on the above described real estate.

THAT there are no debts of the deceased known to me that were not satisfied during administration of the above referenced estate.

Juanita Duff

Juanita Duff, Administrator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JUANITA DUFF, Administrator of the Estate of Theresa F. Duff, deceased**, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 11th day of December, 20 13.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Juanita Duff
AFFIANT

SWORN to and **SUBSCRIBED** before me this 11th day December, 20 13.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/03/2017