BILL GARRETT, Davidson County
Trans:T20140031374 AFFIDAVITH
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Fees:12.00 Taxes:0.00
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This instrument was prepared by:
Tara H. Carter
The Higgins Firm
116 Third Ave. S.
Nashville, TN 37201-2002
615-353-0930

GRANTEE(S):

SEND TAX NOTICES TO:
MAP / PARCEL NUMBER:

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF Tennessee
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My name is Gerry Holt. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 807 Sunset Point, Mt. Juliet, Tennessee, 37122.

3. I am a close friend of the Decedent, Charles D. Nixon, Sr. and the Nixon family.

4. I have personal knowledge of the matters stated in this Affidavit.

5. Charles D. Nixon, Sr. had three children, Charles D. Nixon, Jr., Timothy Nixon and Yvonne Kemp. He did not leave a surviving spouse.

6. On December 5, 2012, Charles D. Nixon, Sr. died in Davidson County, Tennessee. I will refer to this person as the Decedent.

7. The real property to which this Affidavit applies is located at 1505 Sevier Court, Nashville, Davidson County, Tennessee, more fully described as:

   Land in Davidson County, Tennessee, being Lot No. 94 on the map of Shelby Village nuber two as of record in Book 1835, Page 48, Register's Office for said county.

   Said Lot No. 94 fronts 39.4 feet on the southerly side of Sevier Court, as measured around a slight curve and runs back between lines 176 feet on the east line and 138.9 feet on the west line to a dead line in the rear on which it measures 112 feet.

   Being the same property conveyed to Charles D. Nixon by warranty deed from A.T. McDonald and wife, Mildred McDonald of record in Book 4728, Page 560, Register's Office for Davison County, Tennessee.

   Restrictions of record in Book 2015, Page 639 and easements of record in Book 1835, Page 48,s aid Register's Office apply to the above described property.

8. At the time of the Decedent's death, the Decedent resided at 4708 Delia Drive, Antioch, Tennessee, 37013.

9. The Decedent died intestate leaving his children, Charles D. Nixon, Jr., Timothy Nixon and Yvonne Kemp as his heirs at law.

10. The estate of the Decedent is being administered in a proceeding supervised by the Probate Court of Davidson County, Tennessee, Case No.: 13P388.

GERRY HOLT

Sworn to and subscribed before me this 25th day of April, 2014.

Notary Public
My Commission Expires: 1-9-2016

SUZANNE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016