BILL GARRETT, Davidson County
Trans:T20140066339 AFFIDAVITH
Recvd: 09/05/14 14:55 2 pgs
Fees:12.00 Taxes:0.00
20140905-0081646

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Stephen H. Lynch and David L. Lynch	Same	Map Parcel
403 River Rouge Ct		
Nashville, TN 37209		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

The subject property is improved property known as: **403 River Rouge Court, Nashville, Davidson County, Tennessee 37209.**

AFFIDAVIT OF HEIRSHIP

The affiant, Stephen H. Lynch, having been duly sworn according to law, deposes and says:

1. Ledelle H. Lynch owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 642 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 642 fronts 44.5 feet on the northerly margin of River Rouge Court and extends back 298.0 feet along a broken easterly line and 162.0 feet along a broken westerly line, to the surveyed base line on which it measures 68.0 feet, and continues back northerly 25 feet, more or less, on the easterly line and 35 feet, more or less, on the westerly line, to the line marking the edge of water of the Cumberland River, as of December, 1959, on which it measures 65 feet, more or less.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from Thomas C. Summers, Trustee, of record in Book 2690, page 195, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, setback lines, etc., and conditions of Owner's Certificate, of record in Book 3033, page 638, and as shown on Plan of Record in Book 2900, page 78, Register's Office for Davidson County, Tennessee; and to the rights, conditions, obligations, and restrictions regarding use of a sewage system, stated in agreement between Consolidated Developments, Inc., and City of Nashville, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee. This conveyance is also subject to easement of record in Book 2140, page 408, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence R. Lynch and wife, Ledelle H. Lynch by Warranty Deed from Consolidated Developments, Inc. of record in Book 3943, page 175, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as: **403 River Rouge Court, Nashville, Davidson County, Tennessee 37209.**

2. Clarence R. Lynch predeceased Ledelle H. Lynch, having died November 16, 1970

3. Ledelle H. Lynch died testate on December 5, 2013. Her probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #14P-590. The Last Will and Testament of Ledelle H. Lynch was admitted to probate and a certified copy of said Will has been recorded as Instrument #20140515-0041975 in the Register's Office for Davidson County, Tennessee. In said Last Will and Testament, the real property located at 403 River Rouge Ct., Nashville, Davidson County, Tennessee, was devised to Stephen H. Lynch and David L. Lynch equally.

4. Stephen H. Lynch and David L. Lynch each own an undivided one-half fee simple interest in the real property located at 403 River Rouge Ct., Nashville, Davidson County, Tennessee, pursuant to the probated Last Will and Testament of Ledelle H. Lynch.

5. Further, affiant saith not.

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Stephen H. Lynch
STEPHEN H. LYNCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. Lynch, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of September 2014.

NOTARY PUBLIC

My commission expires: 01-06-2015