BILL GARRETT, Davidson County
Trans:T20140094342 AFFIDAVITH
Recvd: 12/17/14 10:19 3 pgs
Fees:17.00 Taxes:0.00
20141217-0115301

This instrument was prepared by:
Karen Sparks [name]
4134 Ames Ct [street or postal address]
Nashville TN 37218 [city, state, zip code]

GRANTEE(S): Karen A. Turner Sparks [names]

SEND TAX NOTICES TO: 4134 AMES COURT NASHVILLE TENN 37218 [postal address, city, state, zip code]

MAP PARCEL NUMBER: 059-13-0-006.04

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 full name is Wanda L. Hodges. I will refer to myself in this Affidavit as the Affiant.
2. I reside at 3438 Fawnwood Place Nash. TN 37207 [street address, city, state, zip code]
3. I have personal knowledge of the matters stated in this Affidavit.
4. On 5-3-2001 [date of death], JAMES MONROE TURNER [full name of decedent] died at Skyline Hospital-Nashville TN [place of death]. I will refer to this person as the Decedent.
5. The real property to which this Affidavit applies is located at 3241 KINGS LANE NASHVILLE TENN 37218 [address] in DAVIDSON County, Tennessee, more fully described as: [complete legal description]
   SEE ATTACHMENT
   For prior title, see Book 3575 [number], Page 128 [number] in the Register's Office of DAVIDSON County, Tennessee.
6. At the time of the Decedent's death, the Decedent resided at 3241 KINGS LN NASHVILLE TN. 37218 [street address, city, state, zip code]
7. The estate of the Decedent ..... [select one]
   ☑ Was not administered in a proceeding supervised by a court.
   ☐ Was administered in a proceeding supervised by a court in _____ [county and state] in the _____ [court] in case no. _____.

8. Facts concerning my relationship to the Decedent are: family friend

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: _____

Wanda L. Hodges
Affiant

Sworn to and subscribed before me this 1 day of November, 2014

My Commission expires: March 8, 2016

Notary Public

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Attachment

BILL GARRETT, Davidson County
Trans:T20140040328 DEEDQC
Recvd: 06/09/14 10:58 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20140609-0049815

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Kathy Jeffries and Tracy Turner** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Karen Sparks, as Fee Simple Absolute** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee,** described as follows:

3241 Kings Lane, Nashville TN 37218

A certain lot or parcel of land situate, lying and being in the 13th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being a part of the Treppard Tract, J.R. Coarsey, Trustee, as follows:

Beginning at an iron pin in the southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane, 200 feet along a curve having a radius of 3844.4 feet to an iron pin; thence south 14°20' east 356.4 feet to an iron pin; thence south 54°02' west along the northerly margin of Lot No. 223, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 °09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of lot No. 221 and the northeast corner of lot No. 220 Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence south 18 °02' west 101 feet to an iron pin in the northerly boundary line of lot No. 219, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence north 13 °30' west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

Being the same property conveyed to Thomas D. Arrington and wife, Dorothia M. Arrington, by deed from W.E. Batey, Trustee, of record in book 3575, page 128, said Register's Office.

Being the same property conveyed to James M. Turner, and wife, Gloria S. Turner, by Warranty Deed from Thomas D. Arrington and wife, Dorothia M. Arrington, of record in Book 4246, page 442, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Karen Sparks, Kathy Jeffries, and Tracy Turner, by Operation of Law upon the death of their father, James Monroe Turner having died on May 3, 2001 whereas an Affidavit of Heirship was executed on September 23, 2011, and filed of record in Instrument No. 20110923007385O **, Register's Office for Davidson County, Tennessee.**