NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Jimmy Clay Young and	Jimmy Clay Young	149 05 0A 228.00
Carol Jean White	327 White Ave.	
	Henderson, TN 38340	

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: **228 Pepper Ridge Circle, Antioch, Davidson County, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20150094889 AFFIDAVITH
Recvd: 11/06/15 12:50 2 pgs
Fees:12.00 Taxes:0.00
20151106-0113365

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Chester)

The affiant, Jimmy Clay Young, having been duly sworn according to law, deposes and says:

1. Norma Jean Young, deceased, 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:

Unit No. 228 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Second Annexation of Land of record in Book 7779, page 48, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, to the Master Deed and Declaration of Covenants, Conditions and Restrictions dated February 8, 1998, and recorded on February 9, 1988 in Book 7466, page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, and by Second Annexation of Land of record in Book 7779, page 48, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Jesse W. Simpson, a single person, by deed from H M Properties, Inc., a Tennessee corporation, as of record in Book 7821, page 235, Register's Office for Davidson County, Tennessee. The said Jesse W. Simpson having since died and property is now vested in Gregory A. Simpson, Morris J. Simpson and David M. Simpson by virtue of Will of record in Book 218, page 751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 7900, page 42, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Terms and provisions of Master Deed and Bylaws of record in Book 7466, page 248; Book 7779, page 48; Book 8026, page 588; Book 8672, page 17; and BOok 8856, page 867, said Register's Office.

Being the same property conveyed to Norma J. Young, an unmarried person, by Warranty Deed from Gregory A. Simpson, Morris J. Simpson, and David M. Simpson, of record in Book 10956, page 364, 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: **228 Pepper Ridge Circle, Antioch, Davidson County, Tennessee 37013.**

2. Norma Jean Young was not married when she died. She had two children, Jimmy Clay Young and Carol Jean White, born to her and no other children.

3. Norma Jean Young died testate on February 11, 2014. Her probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #15P-1639. The Last Will and Testament of Norma Jean Young was admitted to probate and a certified copy of said Will has been recorded as Instrument # 20151106-0113364 in the Register's Office for Davidson County, Tennessee. In said Last Will and Testament, the real property located at **228 Pepper Ridge Circle, Antioch, Davidson County, Tennessee 37013** was devised to **Jimmy Clay Young and Carol Jean White** equally as the children of Norma Jean Young.

4. **Jimmy Clay Young and Carol Jean White** each own an undivided one-half fee simple interest in the real property located at **228 Pepper Ridge Circle, Antioch, Davidson County, Tennessee 37013** pursuant to the probated Last Will and Testament of Norma Jean Young.

6. Further, affiant saith not.

JIMMY CLAY YOUNG
327 White Ave.
Henderson, TN 38340

STATE OF TENNESSEE)
COUNTY OF Chester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmy Clay Young**, 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 Henderson (City), Tennessee, this 27th day of October 2015.

MELISSA SERATT STATE OF TENNESSEE NOTARY PUBLIC STATE AT LARGE

NOTARY PUBLIC

My commission expires: 7-18-16