AFFIDAVIT OF HEIRSHIP
(REAL ESTATE)

THIS INSTRUMENT PREPARED BY:
Paul R. White, Attorney
Suite 360 M 222 Second Avenue, North
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160004171 AFFIDAVITH
Recvd: 01/15/16 15:44 3 pgs
Fees:17.00 Taxes:0.00
20160115-0004574

This space for Recorder use only.

Owner: Roy Lynn Clabough

Map-Parcel Nos: 130-8-A-2

Send tax notice to: Roy Lynn Clabough
960 West Outer Drive
Oak Ridge, TN 37830

STATE OF TENNESSEE)
COUNTY OF ROANE)

Roy Lynn Clabough, the undersigned, being duly sworn, deposes and says:

1. That he is a citizen and resident of Oak Ridge, Roane County, Tennessee.

2. That Ronnie M. Clabough was his brother.

3. That Ronnie M. Clabough died on November 6, 2015, a resident of Davidson County, Tennessee, and his Estate is being administered in the Probate Court of said County, under Docket No.: 15P-2016.

4. That Ronnie M. Clabough, at the time of his death, was owner of a fee simple interest in the herein below described real estate and Affiant now owns the fee simple interest in the hereinafter described real estate as devisee and heir under the terms of the Last Will and Testament or the said Ronnie M. Clabough, which Last Will and Testament, dated the 2nd day of September 2015, was admitted to probate in Davidson County, Tennessee the 17th day of December 2015:

Legal Description: 665 Harpeth Bend Drive, Nashville, TN 37221, more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, Pages 93 & 94 and as amended in Book 4221, Page 909, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald M. Clabough, unmarried, by Warranty Deed from Wade D. Story and wife, Wanda C. Story of record in Instrument #2000002180016467, recorded the 18th day of February 2000, Page 711, Register's Office for Davidson County, Tennessee.
Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to any and all existing restrictions and easements of record.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. Any unpaid Metro County taxes, which have not been paid.

2. Any other matters as may appear of record in Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 665 Harpeth Bend Drive, Nashville, TN 37221.

5. That the property herein above described was owned by Ronnie M. Clabough, unmarried, in fee simple interest, and was conveyed to the said Roy Lynn Clabough by Article IV, page 3 of the probated Last Will and Testament of Ronnie M. Clabough of record in the Probate Court Clerk's Office of Davidson County, Tennessee under Docket No.: 15P-2016.

6. That Ronald M. Clabough mentioned in the Warranty Deed of record in Instrument #200002180016467 of the Register's Office for Davidson County, Tennessee, and Ronnie M. Clabough are one and the same persons.

7. That this affidavit is freely given to help establish and reflect the current ownership of this real estate formerly belonging to Ronald M. Clabough, in fee simple interest, in Davidson County Tennessee.

8. That the said Ronnie M. Clabough was not a recipient of TennCare benefits, and the total value of his assets at the time of his death was less than $ 1,000,000.00 and thus there was no liability for the payment of federal Estate or State of Tennessee Inheritance taxes.

9. Affiant further states, upon oath, that the actual consideration for this instrument is $ 0.

10. This Affidavit is being given pursuant to *Tenn. Code Ann.* § 30-2-712.

Further the Affiant saith not.

Roy Lynn Clabough

STATE OF TENNESSEE)
COUNTY OF ROANE)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Roy Lynn Clabough, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 7 day of January, 2016.

Allison Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-19-19

