BILL GARRETT, Davidson County
Trans:T20160022752 AFFIDAVITH
Recvd: 03/21/16 10:50 4 pgs
Fees:22.00 Taxes:0.00
20160321-0026402

AFFIDAVIT OF HEIRSHIP

Date: March 18, 2016 File No.: 16-0100	Property: 324 Bart Dr. Antioch, TN 37013
Buyer(s): James Bogard Patricia Bogard	Seller(s): Estate of Diane Wellspring, Deceased

Mark Sanders, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at 127 South 11th Street, Nashville, TN 37206.

2. That Affiant personally knew Diane Wellspring, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

TRACY PATTERSON WORKED FOR ME FOR 15 YEARS AND I HAVE KNOW THE PATTERSON FAMILY THE THAT TIME

3. That Affiant knew that at date of death, said Decedent owned the following described real estate in Davidson County, Tennessee:

324 Bart Dr., Antioch, TN 37013, which Affiant is advised has the following legal description:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Wellspring by Quitclaim deed from Norman Earl Wellspring of record in Instrument No. 20011106-0121467 Register's Office for Davidson County, Tennessee, dated November 5, 2001 and recorded on November 6, 2001. Diane Wellspring having died April 16, 2015.

4. That Decedent died a widow/unmarried on April 16, 2015, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent died with a will, but the will was not and will not be probated. See copy of will attached as Exhibit A.

6. Decedent was pre-deceased by her spouse, Norman Earl Wellspring, who died on September 8, 2002, in Davidson County, Tennessee.

7. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (List all children, living or deceased):

Tracy Patterson - daughter
John O'Mara - son
Karen Hamilton - daughter

8. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Tracy Patterson - daughter
John O'Mara - son
Karen Hamilton - daughter

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or her successors) of Decedent:

Tracy Patterson

Address: 122 Quinn Circle, Nashville, TN 37210

John O'Mara

Address: 178 Towns Dr., Nashville, TN 37211

Karen Hamilton

Address: 3801 Syfert Lane, Nashville, TN 37211

10. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

_____

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Executed this the 18TH day of March, 2016.

Affiant – Mark Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 18TH day of March, 2016.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

prepared by WagonWheel Title, Nashville TN

EXHIBIT A

December 30, 1979

I, Diane Wellspring leave this paper as my last will and testament.

Tracy Robin Omara shall stay under the guardenship of Norman E. Wellspring until she reaches the age of eighteen (18) years.

Any stock in my name shall be transferred to Norman E. Wellspring to do with as he sees fit. Along with any monies.

My wedding ring will go to my daughter Karen Jean Omara and Tracy Robin Omara. The center ring to Karen and the ring guard to Tracy. My other diamond ring goes to my son, John Carlton Omara to do with what he sees fit.

My bookcase goes to Tracy R. Omara

Diane Wellspring

Witness: Karen Omara

Witness: Ryan Chandler Shambaugh