This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

BILL GARRETT, Davidson County
Trans:T20160028661 AFFIDAVITH
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20160408-0033786

# AFFIDAVIT OF HEIRSHIP

I, **Paul Sams**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant presently resides at the following address: 159 Winfrey CT. Pleasant View TN

2. That Affiant personally knew **Mildred A. Clements (aka Mildred Lucille Clements)**, hereinafter referred to as Decedent, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at date of death, Decedent had ownership in certain real estate in Davidson County, Tennessee being described as 3805 Hilltop Avenue, Nashville, TN 37216.

4. That Decedent died testate on **May 30, 2000** and was at that time a resident of Davidson County, Tennessee. Her will was not probated. A copy of her will which was not probated in the State of Tennessee is attached hereto as Exhibit A.

5. That Decedent was widowed at the time of death. Her husband **Elzie Rue Clements** predeceased her on November 6, 1982.

6. That the following persons are the only children born or adopted by Decedent during the Decedent's lifetime: **Gary Rue Clements (son) and Steven Craig Clements (son) and Susan Anita Clements (daughter)**. The same are the only devisees as to said property under the aforementioned Last Will and Testament of Mildred A. Clements.

7. That the following persons constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent: **Gary Rue Clements (son) and Steven Craig Clements (son) and Susan Anita Clements (daughter).**

FURTHER AFFIANT SAITH NOT.

Paul B. Sams
**Paul Sams**, Affiant

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Paul Sams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 28th day of March, 2016.

Notary Public

My Commission expires: 1-8-2018

JAMI L. CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Baxter Heights, of record in Plat Book 2083, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELZIE RUE CLEMENTS and wife, MILDRED A. CLEMENTS, by deed from CHARLES PHILLIPS and E. R. PHILLIPS, of record in Book 2344, page 109 , dated February 23, 1955 , said Register's Office.

ELZIE RUE CLEMENTS died on or about November 6, 1982, leaving MILDRED A. CLEMENTS as the surviving tenant by the entirety. MILDRED A. CLEMENTS died intestate, on or about July 12, 1998, leaving STEVEN CRAIG CLEMENTS, SUSAN ANITA CLEMENTS AND GARY RUE CLEMENTS as her only heirs at law. For further reference, see Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

STEVEN CRAIG CLEMENTS and SUSAN ANITA CLEMENTS conveyed the subject property to GARY RUE CLEMENTS by quitclaim deed of record in Instrument No. 20000830-0085979, dated August 22, 2000, said Register's Office.

Being the same property conveyed to Aaron Joe Horn and Jenna Dale Horn by Warranty Deed recorded in Instrument Number or Book/Page

_____,

Register's office for Davidson County, Tennessee.