This Instrument Prepared By:
Jillian Mastroianni
Dodson Parker Behm & Capparella PC
1310 Sixth Avenue North
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BILL GARRETT, Davidson County
Trans:T20160050460 AFFIDAVITH
Recvd: 06/14/16 15:10 3 pgs
Fees:17.00 Taxes:0.00
20160614-0060327

AFFIDAVIT OF HEIRSHIP

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Patrick B. Emmett 122 Lee Hollow Lane Smyrna, TN 37167	Same	147 08 0146.00

STATE OF TEXAS)
COUNTY OF DALLAS)

The undersigned, being duly sworn, deposes and says:

On the date of her death on October 21, 1998, in Nashville, Davidson County, Tennessee, Betty Dever Emmett (hereinafter "**Decedent**") owned the real property and improvements located at 3738 Faulkner Drive, Nashville, Tennessee, 37211 (hereinafter "**Real Property**").

There is an alleged holographic will that was never probated and has not been proved attached hereto as Exhibit A. The beneficiaries under the alleged holographic will are the same beneficiaries who would take if the Decedent died intestate. At the time of the Decedent's death, the Decedent was not married and was survived by her five children, as follows: Richard Walter Emmett, Patrick Bryan Emmett, Susan Elizabeth Emmett, Kathryn Emmett Clinton, and Robert James Emmett, who are the Decedent's heirs at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated § 31-2-101 et seq. The undersigned each received an undivided interest in the Real Property, more particularly described below, as a tenant in common immediately upon the death of the Decedent pursuant to Tennessee Code Annotated § 31-2-103.

> Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Hillbrook Section 3, of record in Book 3300, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being also the same property conveyed to Patrick B. Emmett and Kathryn E. Clinton, as tenants in common with right of survivorship, by Quitclaim Deed from Richard W. Emmett, Patrick B. Emmett, Susan E. Emmett, Kathryn E. Clinton and Deborah E. Mayers, dated April 16, 2007, recorded June 13, 2007, of record in Instrument No. 20070613-0070590, in the Register's Office for Davidson County, Tennessee.

This improved Real Property or its address is commonly known as 3738 Faulkner Drive, Nashville, Tennessee, 37211.

This Affidavit of Heirship is given pursuant to T.C.A. §30-2-712 to establish and confirm the heirship of the undivided interest in the Real Property.

I have personally known the Decedent since approximately 1951.

I am not married to, nor am I an heir-at-law of any of the heirs-at-law named herein.

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.

Further Affiant saith not.

Patricia McQuinn
PATRICIA MCQUINN

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **PATRICIA MCQUINN**, 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 she executed the foregoing instrument for the purposes therein contained as her free act and deed.

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

Notary Public

My Commission expires:

CONNIE EVANS
Notary Public
State of Texas
ID # 2875419
Comm. Expires 7/11/2017

Last Will and Testament

I, Betty Dever Emmett, 3738 Faulkner Dr., Nashville, Tn. 37211, on this 29th day of August 1989, leave upon my death real estate at above address, all personal property, personal savings, Certificates of Deposit & IRA accounts to my five children to be divided equally.

Robert J. Emmett - Jackson, Ms.
Richard W. Emmett - Laurel, Ms.
Kathryn J. Emmett Clinton - Dallas, Tx.
Patrick B. Emmett - Nashville, Tn.
Susan E. Emmett Williams - Nashville, Tn

& appoint Kathryn Emmett Clinton as executrix. In case of her death before mine, & appoint Richard Emmett as alternate - bond waived on either.

Signed: Betty Dever Emmett
(Mrs. E.W. Emmett)

Subscribed and Sworn to before me this
29 day of August, 1989
Notary Public
My Commission Expires MAY 6, 1991

Witnesses
Nancy Oliver
Eunice B. Burton

EXHIBIT
tabbies
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