Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31328

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
2169 Brownwood Drive, Nashville, TN 37214
Owned by
Ruth C. Dodson
Of Record in Book 4985, Page 535
Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20160060057 AFFIDAVITH
Recvd: 07/13/16 14:08 3 pgs
Fees:17.00 Taxes:0.00
20160713-0071865

After being duly sworn the undersigned, Marlin J. Comer, avers as follows:

1. That he/she is familiar with the estate and heirs of Ruth C. Dodson, a resident of Davidson County, Tennessee, having had personal knowledge of her and her family in the capacity of family friend for over Thirty (30) Years;
2. That Ruth C. Dodson owned Real Estate located at 2169 Brownwood Drive, Nashville, Davidson County, Tennessee as evidenced by a deed for record in Book 4985, page 535 Register's Office for Davidson County, Tennessee;
3. That Ruth C. Dodson died intestate on April 19, 2016 vesting the property in her heirs at law;
4. That at the time of her death, Ruth C. Dodson was unmarried at the time of her death, having been preceded in death by her husband Rufus B. Dodson who died on December 18, 2009;
5. That during her life, Ruth C. Dodson had one child; Susanne Dodson Anderson;
6. That as a result of the death of Ruth C. Dodson, her only heir at law was her daughter, Susanne Dodson Anderson;
7. That Susanne Dodson Anderson is above the age of majority and not under any

type of disability;

8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Ruth C. Dodson and that it will be relied on by Stewart Title Company and Sidwell & Barrett, P.C. to certify proper transfer and title to the any real estate owned by Ruth C. Dodson including but not limited to that property located at 2619 Brownwood Drive, Nashville, TN 37214 as more fully described in Exhibit A attached hereto and incorporated herein by reference;

9. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the death of Ruth C. Dodson, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Ruth C. Dodson as a result of providing false and misleading information.

Executed this 7th day of July, 2016.

Martin L. Comer

STATE OF Tennessee
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Martin L. Comer with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 7th day of July, 2016.

A. C. Hall
Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Exhibit A

Land in Davidson County, Tennessee being Lot No. 60 on the Plan of Sutherland Heights, Section 2, as of record in Book 2663, page 58 Register's Office for Davidson County, Tennessee.

Said Lot no 60 fronts 211.7 feet on the northwesterly side of Brownwood Dive and runs back 295.1 feet on the northeasterly line and 23.5 feet on the southwesterly line to a dead line in the rear on which it measures 130 feet thereon.