Prepared BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160082227 AFFIDAVITH
Recvd: 09/20/16 08:56 2 pgs
Fees:12.00 Taxes:0.00
20160920-0098655

Affidavit of Heirship

I, Janet Wells, residing at 409 Solitude Dr. Garland, TX 75043 duly sworn and states:

1. I am over the age of eighteen and have personal knowledge of the following facts.

2. My parents, Vernon Dale Kauffman and wife, Faye Ruth Kauffman owned property at 8412 Whites Creek Pike Joelton, TN 37080 ("Exhibit A" attached for a more complete description of said property).

3. My mother, Faye Ruth Kauffman having died February 8th, 2013 in Davidson County, Tennessee. Her interest in said property having passed to Vernon Dale Kauffman as the surviving tenant by the entirety.

4. My father, Vernon Dale Kauffman, having died May 3rd, 2014 in Davidson County, Tennessee. Last Will and Testament of Vernon Dale Kauffman admitted to probate through Order of Probate for Muniment of Title filed May 3rd, 2014, recorded as Instrument No. 20140529-0046190, in the Register's Office of Davidson County, Tennessee.

5. In the Last Will and Testament of Vernon Dale Kauffman, all real property was devised in equal shares to Diane Epps Bertges, Linda Cozine, Lou Ann Hood, and Janet Wells or their lineal descendants per stirpes.

6. Linda Cozine having died April 18th, 2010 with no lineal descendants.

7. Her interest in said property passes to Diane Epps Bertges, Lou Ann Hood, and Janet Wells being the surviving descendants of Vernon Dale Kauffman.

I declare that to the best of my knowledge and belief the information herein is true, correct, and complete as of this 13th day of September, 2016.

STATE OF ~~TENNESSEE~~ Texas wg.)
COUNTY OF ~~DAVIDSON~~ Dallas wg.)

Janet Wells
Janet Wells

Sworn to and subscribed before me by Janet Wells this 13th day of September, 2016.

Manuel Velez
Notary Public

My Commission Expires: 07-03-2018

Manuel Velez Jr.
Notary Public,
State of Texas
Expires:07-03-2018

Exhibit A

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plat of the property of Mrs. Kittie Spain King, made by John Robert Alley, surveyor, August 6, 1970, and described as follows:

Beginning at an iron stake in the Easterly margin of Whites Creek Pike (U.S. Highway 431), said point being 230 feet Northerly from R. K. Garrett's Northwest corner and being also the common front corner of Tracts Nos. 1 and 2; thence with said margin of said Pike, North 7 degrees 00' West, 200 feet to an iron stake, the common front corner of Tracts Nos. 2 and 3; thence with the line between said Tracts Nos. 2 and 3, South 85 degrees 15' East 691 feet to an iron stake in the Westerly line of Tract No. 1; thence with the line between Tracts Nos. 1 and 2, South 5 degrees 00' West 200 feet to an iron stake; thence with the Northerly line of Tract No. 1 which is also the Southerly line of Tract No. 2, North 85 degrees 00' West, 650 feet to the point of beginning, containing 3.06 acres, more or less.