BILL GARRETT, Davidson County
Trans:T20170012556 AFFIDAVITH
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Fees:17.00 Taxes:0.00
20170210-0014262

This instrument prepared by:
J. Terry Price
Guenther, Jordan & Price
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203
(615) 329-2100

Map and Parcels:
002 00 0 069.00
002 00 0 069.00 001
002 00 0 069.00 002
002 00 0 008.00

Grantee: Kathryn Rogers
Send Tax
Notices to: 1400 Plemel Lane
Goodlettsville, TN 37072

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Kathryn Rogers, after being duly sworn, depose and say as follows:

1. My name is Kathryn Rogers. I am also known as Kathryn V. Rogers, Ginger Rogers, and Ginger Greene. I reside at 1400 Plemel Lane, Goodlettsville, TN 37072.

2. I have personal knowledge of the matters stated in this affidavit.

3. My husband's name was Eric A. Rogers (the Decedent.) He was also known as Eric Rogers and Eric Alan Rogers. We were married until his death on February 3, 2016. Eric A. Rogers never had any children. I am his surviving spouse.

4. On February 3, 2016, Eric A. Rogers died at Skyline Medical Center in Nashville, Tennessee. At the time of the Decedent's death, he resided at 1400 Plemel Lane, Goodlettsville, TN 37072, Davidson County, Tennessee.

5. On August 10, 1999, the Decedent purchased certain parcels of real property in Davidson County, Tennessee known respectively in the Metropolitan Trustee's offices as, 1400 Plemel Lane and 0 Baker Road, Goodlettsville, Tennessee 37072. They are more particularly described in the property description from the original conveyance to Eric A. Rogers from Joseph R. Plemel and his wife, Judith A. Plemel, in Book 11616, Pages 480-484, Register's Office for Davidson County, Tennessee, dated August 10, 1999 and attached to the affidavit as Exhibit A.

Being part of the same property (Tract 1) conveyed to Eric A. Rogers from Joseph R. Plemel and his wife, Judith A. Plemel, in Book 11616, Pages 480-484, dated August 10, 1999, Register's Office for Davidson County, Tennessee.

6. It was not necessary to formally administer the Decedent's estate, however, the Last Will and Testament of Eric Alan Rogers will be filed, as an unprobated will, with the Probate Court Clerk's Office for Davidson County, Tennessee. In Article 5, paragraph 5.1 of the will, the Decedent left his residuary estate to me, Kathryn V. Rogers, as his wife. As a result, I am the sole heir at law and the sole residuary beneficiary of Eric A. Rogers, and am now sole owner of the above property under the Tennessee laws of descent and distribution.

7. There were and are no debts or claims against Eric A. Rogers which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

8. There were and are no federal, state, or local taxes, including death taxes on the estate of Eric A. Rogers, which constitute a claim or lien against the property described above.

9. There were and are no federal or Tennessee inheritance taxes due by reason of the death of Eric A. Rogers which are payable from the real property described above and the Decedent never obtained any benefits of TennCare and there is no claim of TennCare upon the Decedent, the real property which is the subject of this affidavit or any property of the Decedent.

Dated this 2nd day of February, 2017.

KATHRYN ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said county, personally appeared Kathryn Rogers who, after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of her knowledge, information, and belief.

NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: November 3, 2020

Exhibit A

TRACT 1:

A tract of real property situated on the west side of Baker Road south of Buck Hill Road consisting of 5.5 acres, more or less, and being further described as Parcel 69 on Map 2 in the Tax Assessor's Office of Davidson County, and also being known as Field Book No. 10D19252, and being the same property as that conveyed to Joseph R. Plemel and wife Judith A. Plemel by deed from Donald R. Bogguss and wife Bernice L. Bogguss and Don Runion, recorded at Book 8614, page 362, Register's Office for Davidson County, Tennessee.

Since the time of Grantors purchase of the above described property, said property has been surveyed is the exact and same property as described above, and is more particularly described in said survey as follows, to-wit:

BEGINNING at a set iron pin by a corner post, the Northeast corner of herein described tract and being a corner to Dayton Parker (Book 6783, page 867, RODC) and lying in the line of Tommie Walker (Book 232, page 164, Robertson County) thence leaving said point of beginning and running with the line of walker South 15 degrees, 00 minutes, 00 seconds East a distance of 147.55 feet to a set iron pin lying in the centerline of Baker Station Road (abandoned); thence running with the centerline of Baker Station Road, the following calls: South 01 deg. 26 minutes, 18 seconds, East, 80.47 feet; South 23 deg. 55 minutes 25 seconds East, 63.52 feet; South 49 deg. 17 minutes, 04 seconds East, 38.47 feet; South 75 deg. 54 minutes, 59 seconds East, 34.08 feet; North 79 deg. 45 minutes, 26 seconds East, 49.12 feet; North 73 deg. 54 minutes, 16 seconds East, 116.38 feet; North 73 deg. 22 minutes, 18 seconds East, 122.99 feet; North 64 deg. 25 minutes 01 seconds East, 25.91 feet to an existing iron pin, corner to other lands owned by Joe Plemel; thence continuing with Baker Station Road and the Plemel Property; South 45 deg. 04 minutes 07 seconds East, 28.15 feet; South 34 deg. 13 minutes, 04 seconds, East, 38.14 feet; South 11 deg. 43 minutes 06 seconds West 30.39 feet; South 47 degrees, 31 minutes 00 seconds West 96.08 feet; South 34 deg. 02 minutes, 12 seconds West, 113.30 feet; South 45 deg. 56 minutes, 15 seconds West, 57.07 feet; South 16 deg. 00 minutes, 54 seconds West, 46.48 feet; South 29 deg. 05 minutes, 38 seconds West, 74.25 feet; South 54 deg. 50 minutes 53 seconds West, 95.31 feet; South 71 deg. 06 minutes, 48 seconds West, 26.09 feet; South 85 deg. 10 minutes, 20 seconds West, 76.72 feet to an existing iron pin in the centerline of an old railroad bed (abandoned); thence running with said railroad bed; North 42 deg. 46 minutes, 30 seconds West, 227.36 feet; North 46 deg. 56 minutes, 45 seconds West, 202.40 feet; North 22 deg. 20 minutes, 35 seconds West, 147.79 feet, North 03 deg. 05 minutes, 41 seconds West, 114.55 feet to a set iron pin in the centerline of said railroad bed, corner to said Dayton Parker; thence leaving the railroad bed and running with the line of Parker North 71 deg. 39 minutes 27 seconds East a distance of 57.93 feet to a point in fence line; thence running with the fence line North 68 deg. 04 minutes, 22 seconds East a distance of 121.78 feet to a point; thence North 63 deg. 41 minutes, 02 seconds East a distance of 101.56 feet to a point; thence North 65 deg. 14 minutes 28 seconds East a distance of 50.86 feet to the point of beginning, containing 5.88 acres, according to survey by Willis Land Surveying dated 4/20/92.