MFR-178591

This instrument prepared by:
L. BRONER MCCOY, Atty
102 N. Main
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20170018951 AFFIDAVITH
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20170306-0021676

AFFIDAVIT OF HEIRSHIP OF

Carl Ira Richardson

1. Affiants are as follow:

Rejena Mae Richardson
2814 Hwy 49W
Ashland City, TN 37015

Nichole Richardson
516 Skyview Dr.
Ashland City, TN 37015

Caralee Richardson
2814 Hwy 49W
Ashland City, TN 37015

Alex Carl Richardson
103 Forrest Hills Circle
Dickson, TN 37055

Karen M. Robertson
2806 Hwy 49W
Ashland City, TN 37015

Ann Mitchell
2253 Wiley Pardue Rd.
Ashland City, TN 37015

2. That Carl Ira Richardson died, on the 6th day of May, 2010, and was married at the time of his death to Rejena Mae Richardson.

3. Carl Ira Richardson was the natural parent of three (3) children: Nichole Richardson, Caralee Richardson, and Alex Carl Richardson, during his lifetime. No other children were born of nor did he ever adopt any children during his lifetime.

4. This affidavit is being provided to clarify title to all real property owned by Carl Ira Richardson at the time of his death, including but not exclusive to the property being described as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of the 675 acre tract marked "James M. Simpkins" on the Plan of O. A. Simpkins, deceased, as of record in Book 161, Page 117, Register's Office for Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, Surveyor, August 13, 1955, as follows:

Beginning at a point in the center of Bull Run and Sulphur Creek Road at the southeast corner of the property conveyed to Arthur R. Sullivan and wife, by deed from Jim Shadowens and wife, of record in Book 2195, Page 515, said Register's Office; thence with the center of said Road, South 51 degrees East 6 poles, and South 47-1/2 degrees East 5-4/5 poles; thence North 53 degrees East

Beginning at a point in the center of Bull Run and Sulphur Creek Road at the southeast corner of the property conveyed to Arthur R. Sullivan and wife, by deed from Jim Shadowens and wife, of record in Book 2195, Page 515, said Register's Office; thence with the center of said Road, South 51 degrees East 6 poles, and South 47-1/2 degrees East 5-4/5 poles; thence North 53 degrees East 17.45 poles to a sugar tree; thence North 23 degrees East 18 poles to a small persimmon tree; thence North 10-1/2 degrees East 43-2/5 poles to a sugar tree in the southern boundary line of the Ben J. Carr property, formerly Allen Simpkins Lands; thence with the southern boundary line of said Carr lands westwardly 8-16/25 poles to a small white oak on an east hillside, being the northeast corner of said Sullivan property; thence with the eastern boundary line of said Sullivan property, South 6-3/4 degrees West 14 poles, South 23-1/2 degrees West 15-1/5 poles to a hickory, and South 31 degrees West 38-4/5 poles to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Carl I. Richardson, a married person, by Quitclaim Deed from Ellie Mai Richardson, an unmarried person, dated 05/03/06 and recorded on 05/09/06 in Instrument No. 20060509-0053796, Register's Office for Davidson County, Tennessee.

5. Karen M. Robertson and Ann Mitchell were familiar with Carl Ira Richardson having known him and his direct family each for over 40 years, and knows the above stated facts to be true and accurate.

6. Release from the Bureau of TennCare was obtained 2/13/2017. A copy of same is attached as an exhibit hereto.

7. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson.

8. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING First American Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS said First American Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

9. Further affiants saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24th day of Feb, 2017.

Rejena M. Richardson
Rejena Mae Richardson

Sworn to and subscribed before me this the 24th day of Feb., 2017.
Kara Krantz
Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Rejena Mae Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24th day of Feb., 2017

NOTARY PUBLIC Kara Krantz
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24 day of Feb, 2017.

Nichole Richardson

Sworn to and subscribed before me this the 24 day of Feb, 2017.

Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Nichole Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24 day of Feb, 2017.

NOTARY PUBLIC
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24 day of Feb, 2017.

Caralee Richardson

Sworn to and subscribed before me this the 24 day of Feb, 2017.

Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Caralee Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24 day of Feb, 2017.

NOTARY PUBLIC
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24 day of Feb, 2017.

Alex Carl Richardson

Sworn to and subscribed before me this the 24 day of Feb, 2017.

Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Alex Carl Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24 day of Feb, 2017.

NOTARY PUBLIC
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24 day of Feb, 2017.

Karen M. Robertson

Sworn to and subscribed before me this the 24 day of Feb, 2017.

Notary Public
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Karen M. Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24 day of Feb, 2017.

NOTARY PUBLIC
My Commission Expires: 1-10-21

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Carl Ira Richardson on this the 24 day of Feb, 2017.

Ann Mitchell

Ann Mitchell

Sworn to and subscribed before me this the 24 day of Feb, 2017.

Notary Public
My Commission Expires: 8/25/18

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Ann Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 24 day of Feb, 2017.

NOTARY PUBLIC
My Commission Expires: 8/25/18

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY