ADDRESS NEW OWNERS and
SEND TAX BILLS:
PAUL JOYCE
1078 Bradley Rd.
Gallatin, TN 37066

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170059418 AFFIDAVITH
Recvd: 07/12/17 08:59 2 pgs
Fees:12.00 Taxes:0.00
20170712-0069917

MAP PARCEL NUMBER:
34 - 14 - 79 (Tract 1)
34 - 14 - 89 (Tract 2)

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE,
COUNTY OF SUMNER

PAUL JOYCE, after first being duly sworn, deposes and says:

I am all of the sole heir-at-law of FRANK JOYCE, who died on June 9, 2016, while residing in Sumner County, Tennessee. FRANK JOYCE was not married at the time of his death, leaving his son, PAUL JOYCE as his sole heir at law. FRANK JOYCE died seized of the following property:

Tract 1: (240 Aurora Avenue, Madison Tennessee)

Land located in the Third Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, Number 823, dated June 26, 1990, revised September 26, 1990, and known as Job No: 890074, more particularly described as follows:

Beginning at a concrete monument in the south margin of Aurora Avenue, said point being the Northeast corner of Edgemeade Farms of record in Plat Book 3600, Page 69, Register's Office for Davidson County, Tennessee; thence S 81°50'30" E 33.00' with said south margin of Aurora Avenue to a concrete monument; thence N. 80°21'00" E 274.97' with the south line of Stanley Heights of record in Plat Book 3300, Page 74, to a point; thence S 01°36'49" W 324.75' with the center of a 40' sewer and public utility easement of record in Book 493, Page 179, to a point; thence N 82°42'06" W 328.18' to a point in the east line of said Edgemeade Farms; thence N 07°17'54" E 243.49' to the point of beginning, containing 2.01 acres more or less.

The above described property is subject to matters as shown on said survey of record in Book 7900, Page 217, Register's Office for Davidson County, Tennessee, including but not limited to a 100' Nashville Electric Service easement, a drainage easement 20' in width, a 5' x 30' NES anchor easement, and a 20' sewer easement and NES public utility easement.

Being the same property conveyed to Frank Joyce by Warranty Deed from Harold S. Paul and Virginia P. Neal recorded on December 13, 1990 in Book 8256, Page 694, Register's Office for Davidson County, Tennessee.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Tract 2: (250 Edgemeade Drive Madison, Tennessee)

Land in Davidson County, Tennessee, being Lot No. 1 on the revised Plan of Harold Paul Property, of record IN Book 7900, Page 217, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Joyce by Warranty Deed from Sandra L. Poole and husband, Raymond W Poole recorded on July 7, 1992 in Book 8670, Page 241, Register's Office for Davidson County, Tennessee.

As sole heir at law of FRANK JOYCE, I declare that I am the owner of said property. I further declare that all debts of FRANK JOYCE have been paid and that no inheritance or estate taxes were payable.

This 10 day of July, 2017.

Paul D Joyce
PAUL JOYCE

Subscribed and sworn to before me this 10 day of July, 2017.

M. Katherine Kobe
Notary Public

My commission expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PAUL JOYCE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of July, 2017.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989