(1)

This instrument prepared by:
Ernest D. Bennett, III
BENNETT & PRESSLEY, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170074703 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

Comes the Affiant, Lois Bernard, being first duly sworn according to law, and being of lawful age (__) years of age) and a resident of Nashville TN Davidson, and pursuant to T. C. A. § 30-2-712 hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Sheila Mae Ramsey (the "Decedent") died in Davidson County, Tennessee at the age of 75 years on July 18, 2016. Affiant has first-hand knowledge of Decedent's history, background, and family because Friendship for 55 years.

2. Decedent was unmarried at the time of her death. Decedent had three (3) surviving children, James Andrew Dixon, Lynne Renee Dixon-Speller, and Gardner Lewis Dixon, all of whom are adults and were adults at the time of Decedent's death. Decedent never had any other natural born or adopted children, living or deceased.

3. At the time of his death, Decedent owned the real property and improvements located at 7513 Winchester Drive, Antioch (Davidson County), Tennessee 37013, and being more particularly described in deed of record in Instrument No. 20080122-0105879, Register's Office for Davidson County, Tennessee, to which reference is hereby made and incorporated herein for a more complete description (the "Real Property").

4. Decedent died intestate. Her intestate estate is being administered in Docket No. 16P-1865 in the Davidson County Probate Court in Docket No. 15P-1382 ("Probate Case") wherein James Andrew Dixon, one of Decedent's children, was appointed as Administrator of the estate. No suggestion of insolvency has been filed in the Probate Case. Accordingly, Decedent's Real Property passed pursuant to the Tennessee law of intestate succession.

5. Accordingly, this affidavit confirms the vesting of title to the Real Property located at 7513 Winchester Drive, Antioch (Davidson County), TN 37013 upon the death of the Decedent in her three (3) surviving adult children, James Andrew Dixon, Lynne Renee Dixon-Speller, and Gardner Lewis Dixon, in equal shares of one-third (1/3) each.

Further, Affiant sayeth not.

Dated this 21 day of June, 2017.

Lois Bernard
Affiant

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Lois Bernard, to me known to be the person described in, or proved upon satisfactory evidence, and who executed the foregoing instrument, and who upon oath acknowledged that the facts set forth therein are true and complete to the best of his/her knowledge, information and belief, and that he/she executed the same as his/her free act and deed on this the 21 day of June, 2017.

Notary Public

My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019