Bill Garrett Davidson County
Batch# 5311 AFFIDAVITH
09/27/2017 01:32:09 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20170927-0098975

Owners:	Map-Parcel Numbers
Eric G. Spears Lolita G. Spears 1110 Abercorn Drive SW Atlanta, GA 30331	058 11 0 009.00
	Prepared by: Rachel C. Nelley, Esq. Farris Bogango PLC Bank of America Plaza 414 Union Street, Suite 1105 Nashville, Tennessee 37219
Send tax notice to: Owners	

AFFIDAVIT OF HEIRSHIP

Pursuant to Tennessee Code Annotated § 30-2-712, the undersigned, ERIC G. SPEARS, LOLITA G. SPEARS, Thelma Spears and Andrea Franklin, being duly sworn, hereby swear to the following of their own free will and based upon their personal knowledge and familiarity:

1. This Affidavit of Heirship is given for general purposes, and specifically to confirm the vesting of title in certain tracts or parcels of real property described herein.

2. Marion H. Spears died intestate on November 5, 2003 survived by his wife, Josephine B. Spears, and their three (3) children, Brian G. Spears and the undersigned Eric G. Spears and Lolita G. Spears.

3. Josephine B. Spears, widow, died intestate on November 8, 2009, survived by her three (3) children, Brian G. Spears and the undersigned Eric G. Spears and Lolita G. Spears, her husband, Marion H. Spears, having predeceased her.

4. Brian E. Spears, son of Marion H. Spears and Josephine B. Spears, died intestate on August 4, 2016, unmarried and without children, and survived only by his two siblings, the undersigned Eric G. Spears and Lolita G. Spears.

5. At the time of her death, Josephine B. Spears, owned a fee simple interest in real property located at 4760 Drakes Branch Road, Nashville, Davidson County, Tennessee 37218, and being more particularly described by deed of record at Book No. 4535, Page 610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description (the "Property").

6. In accordance with Tenn. Code Ann. §§ 31-2-103 and 31-2-104, on November 8, 2009, when Josephine B. Spears died, title to her interest in the Property vested immediately upon death in her three children, Brian E. Spears, Lolita G. Spears and Eric G. Spears as tenants in common.

7. In accordance with Tenn. Code Ann. §§ 31-2-103 and 31-2-104, on August 4, 2016, when Brian E. Spears died, his one-third (1/3) interest in the Property vested immediately upon death in his siblings, the undersigned Lolita G. Spears and Eric G. Spears as tenants in common.

8. That as of the date of execution of this Affidavit, title in the Property is held by the following persons, all of whom are adults, as described below:

NAME	INTEREST
Eric G. Spears	One-half (1/2)
Lolita G. Spears	One-half (1/2)

Affiant, ERIC G. SPEARS

STATE OF Georgia)
COUNTY OF Cobb)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ERIC G. SPEARS, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing Affidavit for the purposes therein contained as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 20th day of September, 2017.

Notary Public

My commission expires: 1/26/2020

ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

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STATE OF Ga)
COUNTY OF Cobb)

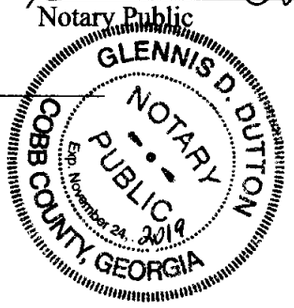
Affiant, LOLITA G. SPEARS

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared LOLITA G. SPEARS, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing Affidavit for the purposes therein contained as her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 27th day of September, 2017.

Notary Public

My commission expires: 11-24-2019



Affiant, Thelma Spears

STATE OF GEORGIA)
COUNTY OF COBB)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Thelma Spears, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing Affidavit for the purposes therein contained as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 20th day of September, 2017.

Notary Public

My commission expires: 1-26-2020

ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

Affiant, AUDREA FRANKLIN

STATE OF GEORGIA)
COUNTY OF COBB)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Audrea Franklin, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing Affidavit for the purposes therein contained as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 26th day of September, 2017.

Notary Public

My commission expires: 1-26-2020

ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020