Bill Garrett Davidson County
Batch# 8523 AFFIDAVIT
10/04/2017 02:44:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171004-0101897

This instrument was prepared by:
The Higgins Law Firm, PLLC
525 Fourth Ave. S.
Nashville, TN 37210
615-353-0930

GRANTEES: JEFFERY ALLAN LUCAS, MICHAEL SHAWN GUILBAULT, AND ASHTON ALLAN LUCAS

SEND TAX NOTICES TO: 640 ERMAC DRIVE
NASHVILLE, TN 37214

MAP / PARCEL NUMBER: Map 10-70-30-00 Parcel 1.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Michael Andrew Tatar. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 2034 Crencor Drive, Goodlettsville, Tennessee, 37072.

3. I am a close friend of Jeffery Allan Lucas, Michael Shawn Guilbault, and Ashton Allan Lucas.

4. I have personal knowledge of the matters stated in this Affidavit.

5. Jeffery Allan Lucas, Michael Shawn Guilbault, and Ashton Allan Lucas as the surviving spouse and children, respectively, are the only heirs of Mary Charlotte Lucas.

6. On August 19, 2017, Mary Charlotte Lucas died in Davidson County, Tennessee. I will refer to this person as the Decedent.

7. The real property to which this Affidavit applies is located at 646 Ermac Drive in Nashville, Davidson County, Tennessee, more fully described as:

   Being Lot No. 10 on the map of "The Highlands" Subdivision, of record in Book 2663, page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 170 feet on the westerly side of Ermac Drive and extends back 232.7 feet on the northerly line and 272.9 feet on the southerly line, to a line in the rear on which it measures 179.1 feet.

   Being the same property conveyed to Mary Charlotte Lucas from Julie Vee Gibson by quitclaim deed of record in Instrument No. 20100827-0068002 in the Register's Office of Davidson County.

8. At the time of the Decedent's death, the Decedent resided at 640 Ermac Drive, Nashville, Tennessee 37209.

9. The Decedent died intestate leaving her spouse, Jeffery Allan Lucas and her children, Michael Shawn Guilbault, and Ashton Allan Lucas as her only heirs at law and sole beneficiaries of her Estate pursuant to Tenn. Code Ann. § 31-2-104(b)(1).

10. The estate of the Decedent was not administered in a proceeding supervised by a court.

Michael Andrew Tatar, Affiant

Sworn to and subscribed before me this 28th day of September, 2017.

My Commission expires: May 6, 2019

Notary Public

