This Instrument Prepared by:
Foundation Title & Escrow Series, LLC
30 Burton Hills Blvd., Ste. 210
Nashville, TN 37215
(615) 665-8880

Re: 208 Aurora Ave.
Nashville, TN 37115

Bill Garrett Davidson County
Batch# 18146 AFFIDAVITH
10/25/2017 12:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171025-0109496

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Dickson)

1. My name is Margaret C. Gates, I am an adult resident of the State of Tennessee and being well-acquainted with Emmett D. Vivrett and his spouse and child, I am competent to give the testimony in this sworn Affidavit. Emmett D. Vivrett was a family friend and I knew him through his wife, Ruth Ann Vivrett. I had known Emmett D. Vivrett since 1987.

2. Emmett D. Vivrett's former wife, Maragreat P. Vivrett, predeceased him and at the time of his death, he was married to Ruth Ann Vivrett. Emmett D. Vivrett was survived by his wife, Ruth Ann Vivrett, and his only child, Stephen Vivrett.

3. The heirs at law of Emmett D. Vivrett are his wife, Ruth Ann Vivrett, and his son, Stephen Vivrett.

4. Emmett D. Vivrett owned a full undivided interest in the property located at 208 Aurora Ave., Nashville, Tennessee, 37115 at the time of his death.

5. The Home is more particularly described as follows:

Being Lot No. 7 on the Plan of Edgemeade Farm, of record in Book 3600, page 69, Register's Office for said County, and being part of a resubdivision of Lots Nos. 29, 30, 31, and unnumbered lot of Edgemeade Farm, of record in Book 547, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Said Lot No.7 fronts 60 feet on the southerly side of Aurora Avenue, and runs back between lines 172.5 feet on the easterly side and 143.4 feet on the westerly side to a broken line in the rear on which it measures 76.3 feet thereon.

Being the same property conveyed to Emmett D. Vivrett and wife, Maragreat P. Vivrett by Warranty Deed from Mary Kaye Merrell Denny et vir, Sammy Denny dated September 13, 1977 and recorded September 15, 1977 in Book 5197, Page 14, in said Register's Office for Davidson County, Tennessee. The said Emmett D. Vivrett and Margagreat P. Vivrett were divorced pursuant to the Final Decree entered in the Second Circuit Court for Davidson County, Tennessee on October 7, 1981 in Docket No. 81D-2208. Pursuant to said Final Decree, the parties became vested in this real property, upon their divorce, as tenants-in-common with a caveat that if either party dies before the home is sold, that party's share will pass to the minor child of the parties. As set out in the Final Decree of Divorce, the parties only had one minor child, said child being Stephen Vivrett. Maragreat P. Vivrett died intestate and unmarried, having never remarried since her divorce from Emmett D. Vivrett, on September 11, 2012, leaving Stephen Vivrett as her sole heir at law. Emmett D. Vivrett continued to own the home, as tenants in common with his son, Stephen Vivrett, until his death on July 5, 2016. Emmett D. Vivrett died intestate, leaving Stephen Vivrett and his wife, Ruth Ann Vivrett, as his heirs at law.

Further, being the same property conveyed to Stephen Vivrett by Quit Claim Deed from Ruth Ann Vivrett on September 25, 2017 and recorded on September 26, 2017, in Instrument No. _____.

6. Emmett D. Vivrett died intestate on July 5, 2016, leaving Ruth Ann Vivrett and Stephen Vivrett as his sole heirs at law.

Margaret C Gates
Margaret C. Gates

Margaret C. Gates PB

Now having first been sworn, the above named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

Wanda K. Taylor
Notary Public

My commission expires: June 19, 2018

WANDA K. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019