WHEN RECORDED MAIL TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Bill Garrett Davidson County
Batch# 21482 AFFIDAVITH
11/02/2017 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171102-0112664

This instrument prepared by George O. Pearson, Esq., TN Bar ID 024814, 203 West Second Street, Lexington, KY 40507

Grantee: Mary Gaston, f/k/a Mary Smith

Send tax notices to: 3947 Dry Fork Road, Whites Creek, TN 37189
[*postal address, city, state, zip code*]

MAP PARCEL NUMBERS: 048-00-0-129.00 and 048-00-0-130.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

01-17061730

ESTATE OF NETTIE MAE CHRISTIAN TIDWELL, a/k/a CHRISTINA M. TIDWELL, Deceased

STATE OF Tennessee
COUNTY OF Robertson

The undersigned, being duly sworn, deposes and says:

1. My full name is Mary Frances Escue. I will refer to myself in this Affidavit as the Affiant.
2. That I am over twenty-one (21) years of age and am otherwise competent to give testimony; yes
3. That I currently reside at 7675 Bethel Rd. Goodlettsville, TN. 37072;
4. That my relationship with Nettie Mae Christian Tidwell, a/k/a Christina M. Tidwell, ("Decedent"), was as follows: friend;
5. That I am not an heir of Decedent; No I'm not
6. That I was personally acquainted with Decedent over a period of 2 years;
7. That Decedent died on the 2nd day of January, 1976, a resident of the City of White Creek, County of Davidson, State of Tennessee, and all debts of the estate have been fully paid;
8. (Choose one of the following):
   - (✓) That Decedent did not leave a last will and testament, and there has been no administration of the Decedent's estate; or
   - (____) That Decedent left a last will and testament which has not been probated, a true copy of which is attached hereto, and the same was never revoked;
9. That at the time of his/her death, Decedent owned property located at 3947 Dry Fork Road, Whites Creek, TN 37189 and more particularly described in the attached Exhibit A; yes

10. That the total value of the estate of Decedent, including both real and personal property owned by Decedent either individually or in joint tenancy at the time of the death of Decedent, does not exceed the sum of 37,500 dollars.

11. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: Mary Gaston : Her Children
12. Theones deeded on Melissa Tidwell, Clarence Cunningham

13. That my attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named. yes

14. That the foregoing is based upon my own personal knowledge and belief, is true, and, if called upon as a witness, I would competently and consistently testify thereto. yes

Indemnity: This Affidavit is given to induce Old Republic National Title Insurance Company to issue a commitment to insure title to the property referenced in Paragraph 9 of this Affidavit. I hereby agree to indemnify and hold Old Republic National Title Insurance Company and its successors and/or assigns harmless from and against any and all losses, claims, damages, costs and/or expenses which it may suffer as a result of any heir not disclosed on this Affidavit claiming an interest in the property referenced in Paragraph 8 of this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Mary Frances Escue 10/12/17
AFFIANT DATE

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to (or affirmed) before me on this 12th day of October, 2017, by Mary Frances Escue, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

My Commission Expires: 3/17/2020

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LOW IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, DATED MARCH 20, 1973, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DRY FORK CREEK, THENCE SOUTH 53 DEGREES 27 MINUTES WEST, 347.25 FEET; THENCE SOUTH 50 DEGREES 48 MINUTES EAST 105.65 FEET; THENCE NORTH 56 DEGREES 54 MINUTES EAST 343.0 FEET; THENCE NORTH 15 DEGREES 55 MINUTES EAST 45 FEET TO A POINT IN THE CENTER OF SAID DRY FORK CREEK; THENCE WITH SAID CENTER LINE NORTH 75 DEGREES 26 MINUTES WEST 122.35 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 048-00-0-129.00
TAX ID NO: 048-00-0-130.00

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: HORACE RIDDLE ET UX FRANCES G. RIDDLE
GRANTEE: CHRISTINA M. TIDWELL AND DAUGHTER, MARY SMITH
DATED: 05/02/1973
RECORDED: 07/02/1973
DOC#/BOOK-PAGE: 4724-76

ADDRESS: 3947 DRY FORK RD, WHITES CREEK, TN 37189

END OF SCHEDULE A

Certificate of Authenticity

I, Molly Lloyd, 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.

Molly Lloyd

Molly Lloyd

State of Ohio

County of Summit

I, Nancy A Cope a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature,

Molly Lloyd, I have witnessed.

Nancy A Cope

Notary's Signature

Commission Expires: 12/07/2020



Nancy A Cope
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 12/07/2020