Bill Garrett Davidson County
Batch# 27517 AFFIDAVITH
11/17/2017 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171117-0118522

Prepared by and return to:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

I, Thomas D. Dews, of Davidson County, State of Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, hereby affirm the following:

1. That I have known the Decedent, Mildred Leona O'Grady, and her family for approximately 61 years. The Decedent died on August 17, 1994. At the time of Decedent's death, she did not leave a Last Will and Testament.

2. Decedent was survived by her son, Joe Marina. The Decedent having no other issue, born or adopted, during her lifetime.

3. The Decedent's spouse, Dominic F. O'Grady, Jr., predeceased her and Decedent was not married at the time of her death.

4. At the time of her death, Decedent was the owner of certain real property located at 4109 Brush Hill Road, Nashville, TN 37216 and being further described on the attached Exhibit "A".

5. That I am not a beneficiary, legatee, or heir of the Decedent.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness our hands this 2 day of November, 2017.

Thomas D. Dews
Affiant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Thomas Dews, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2017.

My commission expires: 5-6-2019

JON HALL
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

17-3973B

file # 17-3973B

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, Block 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dominic F. O'Grady and Mildred Leona O'Grady, in joint tenancy with right of survivorship by Quitclaim deed from Joe R. Marina of record in Book 8084, page 269, Register's Office for Davidson County, Tennessee, dated January 06, 1990 and recorded on April 09, 1990. Dominic F. O'Grady, Jr. died on February 17, 1990 leaving Mildred Leona O'Grady as the surviving joint tenant. Mildred Loeona O'Grady, having died on August 17, 1994, her interest in said property being vested in Joe Marina, her surviving heir at law.

Being the same property conveyed to Derek T. Greene and Gail M. Greene, husband and wife, joint tennants by Warranty Deed from Joe Marina, a married man of Record in Instrument # _____ and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

DG GMG

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

