Bill Garrett Davidson County
Batch# 34590 AFFIDAVITH
12/07/2017 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171207-0125125

NAME AND ADDRESS OF OWNER:
Patrick Shawn Murphy
1219 Elliston St.
Old Hickory, TN 37138

This Instrument Prepared By:
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
Same as above

Map & Parcel: 053 03 0 025.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned being duly sworn, deposes and says:

1. I, Vandalyn Vanmeter am a citizen of Rutherford County, State of Tennessee and I am acquainted with the family of Alfred F. Murphy.

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

3. Alfred F. Murphy, who was a resident of Rutherford County, State of Tennessee, died intestate on January 1, 2017.

4. At the time of his death, Alfred F. Murphy had one living child, Patrick Shawn Murphy.

5. At the time of his death Alfred F. Murphy held title to the property described on the attached Exhibit A.

Further affiant sayeth not.

Vandalyn Vanmeter

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vandalyn Vanmeter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of November, 2017.

Notary Public
My commission Expires: 11-18-17

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

T.C.A. § 67-4-409 (a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409 (a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the herein described property to the heirs-at-law.

Exhibit A

Land in Davidson County, Tennessee, being Lots 64 & 64-A of Section "C", of Village of Old Hickory as shown on the plans of record in Book 1424, page 66, and Book 1835, page 2, Register's Office for said County, and described as follows:

Beginning on the westerly side of DeBow Street at the corner of Lots 63-A and 64-A; thence with the line between said lots westwardly 61.5 feet to the corner of Lots 63 and 64; thence with the line between said lots westwardly 72.9 feet to the easterly margin of Elliston Street; thence with said Street southwardly 54.9 feet to the corner of Lots 64 & 65; thence with the line between said lots eastwardly 72.8 feet to the corner of Lots 59 and 59-A; thence with the line between Lots 59-A and 64, northwardly 20 feet to the southwest corner of Lot 64-A; thence with the south line of said lot eastwardly 61.4 feet to the westerly margin of DeBow Street; thence with said Street northwardly 34.9 feet to the beginning.

Being the same property conveyed to Alfred F. Murphy, unmarried, by Warranty Deed filed for record on April 2, 1985 in Book 6525, page 271, of the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY