TC.law.tn@gmail.com

The Law Office of Timothy Carter

615-208-3505

Timothy Carter, Esquire
PO Box 68471
Nashville, TN 37206
(615) 208-3505
Fax (615) 679-0088

Bill Garrett Davidson County
Batch# 36861 AFFIDAVITH
12/13/2017 03:40:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171213-0127298

AFFIDAVIT OF HIERSHIP FOR 674 MERCER DRIVE

The Affiant, Mayra Salinas, swears to the following;

PROPERTY:
674 Mercer Drive
Hermitage, Tennessee 37076

NEW OWNER(s):
Mayra Salinas - (AKA Myra Zoraye Gutierrez)
Maky Salinas (a minor)
Brandon Salinas (a minor)

SEND TAX BILLS TO:
674 Mercer Drive
Hermitage, Tennessee 37076

PROPERTY ID: 20171025-0109515
Map-Parcel No.: 75-203.00
Batch No.: 18161
Register of Deeds filed: Davidson County, 10/25/2017

1. By Deed of record under reference number 20171025-0109515 in the Register's Office for Davidson County, Tennessee, Edward Salinas was conveyed the parcel by recording of Warranty Deed from Ashley Paige Huey, at the time of sale known as Ashley P. Graviss, a married woman, and any interest was conveyed by her spouse, Robert F. Graviss, in the same document, to whom the property was owned in fee simple to Edward Salinas, a married man at the time of conveyance, on October 24, 2017. Described as:

   Being Lot No. 2-A, Zone Lot Division Lots 1-3, 74-82, Meadows of Tulip Grove, Section 1, as shown by plat of record in Book 6250, page 304 and Book 6231, page 154, amending the plat of record in Book 5400, page 612 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

   Being the same property conveyed to Ashley Paige Huey, an unmarried person, by Warranty Deed, from E. W. Wilkerson, dated February 22, 2008 of record in Instrument No. 20080303-0020907, Register's Office of Davidson County, Tennessee. Ashley Paige Huey having since married Robert F. Graviss, III, on April 30, 2012 and now being known as Ashley P. Graviss

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Made subject to:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in the Plat Book 6250, Page 304 and Book 6231, page 154, amending the plat of record in Book 5400, page 612, Register's Office for Davidson Count, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictive Covenants in Book 6291, Page 899, said Register's Office

This is an improved lot properly known as 674 Mercer Dr. Hermitage, TN 37076.

2. The described property has no other liens, encumbrances, or any cloud of title, based on information and belief, after a though search of records recorded at the Davidson County Register of Deeds Office. The property is subject to a Mortgage and/or Deed of Trust that will convey to the New Owner(s).
3. The Said Edward Salinas died as a resident of Davidson County, Tennessee, on October 24, 2017. At the time of his death, Edward Salinas left NO will, his surviving spouse Mayra Salinas and his children, Maky Salinas, age 10, and Brandon Salinas, age 7 are his heirs at law under the laws of intestate succession.
4. As a result the said property should be owned by Mayra Salinas as 50% (fifty percent) of the real property described above; Maky Salinas as 25% (twenty-five percent) of the real property described above; Brandon Salinas as 25% (twenty0five percent) of the real property described above; all as tenancy in common.

Further the affiant sayeth not.
Signed and sworn this 13 day of December, 20 17.

Affiant

Prepared by:
Timothy Carter BPR #032735
Attorney for Affiant
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STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for this county and state, the person named above with whom I am personally acquainted (or who proved his or her identity to me on the basis of satisfactory evidence) and who acknowledged that he or she executed this instrument for the purposes contained in it.

Witness my hand and official seal this 13 day of December 2017.

Notary Public

My commission expires: My Commission Expires July 5, 2021

