Bill Garrett Davidson County
Batch# 42609 AFFIDAVITH
12/29/2017 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171229-0132177

Instrument Prepared By:
Tommy Longaberger, Attorney
1404 17th Avenue South
Nashville, TN 37212

AFFIDAVIT OF HEIRSHIP

I, Gina Clark, of 7212 Knottingham Drive. Fairview, Williamson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

1. I am personally familiar with the family and marital history of Loraine Waggoner ("Decedent") with full knowledge of the facts stated in this affidavit.

2. Decedent died on December 9, 1996. At the time of decedent's death, her residence was in Davidson County, Tennessee.

3. Decedent was unmarried at the time of her death.

4. Decedent had two children: Richard Waggoner and Gerald Waggoner.

5. Richard Waggoner predeceased Loraine Waggoner leaving his only child Kennethia Waggoner his sole heir.

6. Decedent died without leaving a written will.

7. There has been administration of decedent's estate filed in Davidson County Circuit Court Probate Division Docket No. 97P-959.

8. At the time of her death, Decedent owned real property at 31 Creek Street, Nashville, Tennessee 37210 in Davidson County, Tennessee with map and parcel number 10508017200 that is further described below:

   Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 1 on the Plan of the Re-subdivision of parts of Lots 3, 4, 15, and 16 in Lumsdens Third Addition to Nashville, as of record in Book 674, page 178, Register's Office for Davidson County, Tennessee.

   Said part of Lot No. 1 fronts 50 feet on the westerly side of Creek, formerly Partee Street and runs back between parallel lines with the northerly margin of an alley 100 feet to a dead line and is the southerly part of Lots 3 and 4 in Lumsdens Third Addition to Nashville.

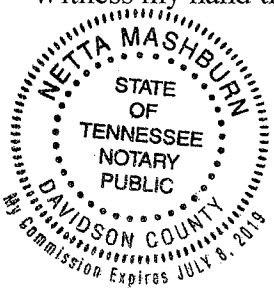
   Being the same property conveyed to Loraine Waggoner by Quitclaim Deed from Finis White and wife, Inez White dated June 7th, 1982 and recorded August 6th, 1982 in Book 5921, Page 261 said Register's Office, Davidson County, Tennessee.

9. The following are the sole heirs of Decedent: Gerald Waggoner and Kennethia Waggoner.

This affidavit is given as an inducement for First American Title Insurance Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify First American Title Insurance Company, Broker Title & Escrow, LLC and/or anyone relying on this document for any loss caused by a misstatement of facts.

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 my hand this 14th day of December, 2017.



Gina Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Gina Clark, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 14TH day of December, 2017.

Notary Public

My Commission Expires: July 8, 2019

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212