(1)

Bill Garrett Davidson County
Batch# 45262 AFFIDAVITH
01/08/2018 10:56:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180108-0002179

This Instrument Was Prepared By & Return To:
Ashworth Law Firm, PLLC
Julia M. Wood, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

AFFIDAVIT OF HEIRSHIP

The undersigned Affiants, being over the age of eighteen (18) years, **ANGELA PAGE HOOD**, a resident of Williamson County, Tennessee, being first duly sworn, deposes and states as follows:

1. That ROBERT L. BROWN ("Brown, Sr.") and ETHEL M. BROWN were the Affiant's grandparents, who were married on or about November 25, 1949.

2. That ROBERT L. BROWN ("Brown, Sr.") and ETHEL M. BROWN were married on the date they acquired title to the real property in Davidson County, Tennessee, located at 121 Donelsonwood Drive, Nashville, Tennessee 37214, by Deed from H.L. DEMONBREUN AND WIFE, LOLA M. DEMONBREUN, dated June 20, 1966, and recorded in Book 4028, page 484, Register's Office for Davidson County, Tennessee.

3. That said grandfather, ROBERT L. BROWN ("Brown, Sr."), died intestate on or about September 17, 1994, a resident of Davidson County, Tennessee at the time of his death, leaving ETHEL M. BROWN as the surviving tenant by the entirety.

4. That ETHEL M. BROWN, the surviving tenant by the entirety, transferred her interest to ETHEL M. BROWN and SANDRA K. WARFIELD, by Quitclaim Deed dated November 2, 2001, and recorded as Instrument Number 20011107-0122122, Register's Office for Davidson County, Tennessee.

5. That said grandmother, ETHEL M. BROWN died intestate on or about November 13, 2003, a resident of Davidson County, Tennessee at the time of her death, having never remarried after the death of ROBERT L. BROWN.

6. That Affiant's grandparents, ROBERT L. BROWN ("Brown, Sr.") and ETHEL M. BROWN, were survived by two children and issue:
   i. SANDRA K. WARFIELD (DOB January 26, 1953), an adult and resident of Davidson County, Tennessee, residing at 126 Donelsonwood Drive, Nashville, Tennessee 37214, and
   ii. ROBERT L. BROWN ("Brown, Jr.") (DOB March 7, 1957), who at the time of ETHEL M. BROWN's death, was an adult and resident of Davidson County, Tennessee, residing at 121 Donelsonwood Drive, Nashville, Tennessee 37214.

7. That no other children were born to or adopted by ROBERT L. BROWN ("Brown, Sr.") or ETHEL M. BROWN.

8. That the Estate of ETHEL M. BROWN was administered in the Circuit Court, Probate Division, of Davidson County, Case No. 04P467.

9. That an Affidavit of Heirship, dated April 14, 2005, was executed by SANDRA K. WARFIELD and ROBERT L. BROWN ("Brown, Jr."), and recorded as Instrument Number 20050415-0041964, Register's Office for Davidson County, Tennessee.

10. That SANDRA K. WARFIELD transferred her interest to ROBERT L. BROWN ("Brown, Jr.") by Quitclaim Deed dated April 14, 2005, and recorded as Instrument Number 20050415-0041966, Register's Office for Davidson County, Tennessee.

11. That ROBERT L. BROWN ("Brown, Jr.") died intestate on or about September 10, 2017, a resident of Davidson County, Tennessee, and at the time of his death resided at 121 Donelsonwood Drive, Nashville, Tennessee 37214.

12. That ROBERT L. BROWN ("Brown, Jr.") was unmarried at the time of his death, having been predeceased by his wife, KAREN RENEE EAKES BROWN, on or about May 28, 2005, whom he married on December 30, 2002, which marriage produced no children.

13. That the decedent, ROBERT L. BROWN ("Brown, Jr."), died leaving one (1) child and issue:

    i. ANGELA PAGE HOOD (DOB September 7, 1985), an adult, who currently resides at 2989 McCanless Road, Nolensville, Williamson County, Tennessee 37135.

14. That no other children were born to or adopted by the decedent, ROBERT L. BROWN ("Brown, Jr.").

15. At the time of his death, the decedent, ROBERT L. BROWN ("Brown, Jr."), owned real property located in Davidson County, Tennessee, commonly known as 121 Donelsonwood, Nashville, Tennessee 37214, and being more particularly described in **Exhibit "A"** attached hereto.

16. This Affidavit of Heirship is executed and intended for the express purpose of conforming to the provisions of Tennessee Code Annotated 30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property owned by ROBERT L. BROWN (the Decedent) in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee, located at 121 Donelsonwood Drive, Nashville, Tennessee 37214, which is more particularly described in **Exhibit "A"** attached hereto. The undersigned acknowledges that she has executed this affidavit of her own free will and will be subject to any penalty described in Tennessee Code Annotated 30-2-712 if she knowingly made any false statements herein.

Further Affiants say not.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be executed on the date set forth herein below.

AFFIANT:

Angela Page Hood
ANGELA PAGE HOOD

State of Tennessee }
County of Williamson }

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

Sworn to and subscribed before me this 4th day of January, 2018.

My commission expires: 3/23/2021

Notary Public

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ANGELA PAGE HOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2018.

My commission expires: 3/23/2021

Notary Public

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled the Plan of Donelsonwood Subdivision, of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT L. BROWN AND WIFE, ETHEL M. BROWN, by deed from H.L. DEMONBREUN AND WIFE, LOLA M. DEMONBREUN, of record in Book 4028, page 484, dated June 20, 1966, said Register's Office. The said Robert L. Brown having since died on or about September 17, 1994, leaving Ethel M. Brown the surviving tenant by the entirety. The said Ethel M. Brown having since died on or about November 13, 2003, leaving said property to Sandra K. Warfield and Robert L. Brown, pursuant to the Affidavit of Heirship of record in Instrument No. 20050415-0041964, dated April 14, 2005, and corrected in Instrument No. _____, said Register's Office. Sandra K. Warfield further conveyed her interest to Robert L. Brown by Quitclaim Deed of record in Instrument No. 20050415-0041966, dated April 14, 2005, said Register's Office. The said Robert L. Brown having since died on or about September 10, 2017, leaving said property to Angela Page Hood, pursuant to the Affidavit of Heirship of record in Instrument No. _____, said Register's Office.