BK: 7262 PG: 602-605
17052735
4 PGS:AL-AFFIDAVIT
522572
12/27/2017 - 02:21 PM
BATCH 522572
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 20.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 22.00
STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

GRANTEE(S):

CINDY JOHNSON PEDEN
4348 S. CAROTHERS ROAD
FRANKLIN, TENNESSEE 37064

RALPH HUTCHINGS PEDEN, III
809 EDGEWOOD COURT
FRANKLIN, TENNESSEE 37064

Bill Garrett Davidson County
Batch# 45285 AFFIDAVITH
01/08/2018 11:15:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180108-0002213

SEND TAX NOTICES TO:

RALPH HUTCHINGS PEDEN, III
809 EDGEWOOD COURT
FRANKLIN, TENNESSEE 37064

PARCEL ID: 15800013500; Map 089, Parcel 043.02

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF GEORGIA)
COUNTY OF WALTON)

The undersigned, being duly sworn, makes oath as follows:

1. My name is **Karen Salmon Donegan**. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1261 H.D. Atha Road, Monroe, Georgia 30655. I was born in 1958 and I am fifty-nine years old.

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

4. When I was fifteen years old, my family moved into a neighborhood in Stone Mountain, Georgia, where Ralph H. Peden, Jr. (also known as "Buddy" Peden) lived with his family. I babysat for Mr. Peden's son, Ralph H. Peden, III (also known as "Hutch" Peden), for several years and have been in touch with the family throughout the years. I last saw Buddy approximately two years ago.

5. Ralph H. Peden, Jr. died on April 24, 2017. I will refer to him as the Decedent. At the time of his death, the Decedent lived in Franklin, Williamson County, Tennessee.

6. The Decedent was survived by his wife, Cindy Johnson Peden, whose address is 4348 South Carothers Road, Franklin, Tennessee 37064. He was also survived by one child: Ralph H. Peden, III, whose address is 809 Edgewood Court, Franklin, TN 37064. Decedent had one predeceased child, Franklin Patrick Peden (date of birth December 29, 1975), who passed away on December 15, 1989 at age thirteen.

7. The real properties to which this Affidavit applies are described on attached Exhibits A and B.

The Affiant makes oath that, to the best of her information and belief, the information contained herein is true, accurate and complete.

Karen Salmon Donegan, Affiant

Sworn to and subscribed before me this 11 day of December, 2017.

Notary Public

SANDRA TIMES
NOTARY PUBLIC
Rockdale County
State of Georgia
My Comm. Expires April 24, 2021

My Commission Expires: _____

EXHIBIT A

Map and Parcel No. 15800013500

LAND LYING IN THE CITY OF FOREST HILLS, DAVIDSON COUNTY, TENNESSEE, AND BEING LOCATED NORTH OF OLD HICKORY BOULEVARD, AND WEST OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BRIDLEWOOD LANE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID BEGINNING POINT BEING LOCATED SOUTH 87 DEGREES 18 MINUTES 28 SECONDS EAST 315.00 FEET, AND SOUTH 74 DEG 00 MIN 32 SEC EAST 10.30 FEET FROM THE NORTHWEST CORNER OF AN 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT BY QUITCLAIM DEED FROM BETH ANN BRIGHT OF RECORD IN INSTRUMENT NUMBER 20040518-0057868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE, FROM SAID POINT OF BEGINNING NORTH 12 DEG 09 MIN 16 SEC EAST 146.08 FEET TO A POINT; THENCE NORTH 20 DEG 54 MIN 55 SEC EAST 223.74 FEET TO A POINT IN THE SOUTH MARGIN OF A 30 FT. WIDE EASEMENT FOR A ROADWAY; THENCE WITH THE SOUTH MARGIN OF SAID 30 FT. WIDE EASEMENT SOUTH 59 DEG 49 MIN 30 SEC EAST 192.73 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 1 OF FOUR OAKS SUBDIVISION OF RECORD IN PLAT BOOK 4675, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WEST BOUNDARY LINE OF SAID LOT 1, SOUTH 3 DEG 55 MIN 29 SEC EAST 341.89 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSON BEING THE NORTHEAST CORNER OF THE AFORE MENTIONED 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT; THENCE WITH THE NORTH LINE OF SAID 11.862 ACRE TRACT NORTH 74 DEG 00 MIN 32 SEC WEST 312.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.006 ACRES, MORE OR LESS, OR 87,380 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED AND EASEMENTS FROM WILLIAM IRBY BRIGHT, III AND WIFE, PATRICE HAMBY BRIGHT TO MATTHEW ALLEN BRIGHT, A MARRIED MAN AS RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0093361; PART OF QUITCLAIM DEED FROM WILLIAM IRBY BRIGHT, III TO DOUGLAS S. HALE, TRUSTEE AS RECORDED ON THE 19TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004190039088 AND PART OF WARRANTY DEED FROM FRANK L. MAYCHE AND WIFE, MARY ELIZABETH MAYCHE TO W. IRBY BRIGHT, JR. AND WIFE, GRACE BRIGHT AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 1947 IN BOOK 1518, PAGE 485, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Map 089, Parcel 043.02:

Land in the Fourteenth Civil District of Williamson County, Tennessee, bound in general by Bennett on the North, by George on the East, by Carothers Road on the South, and by Giles on the West, and described as follows:

Beginning at an iron post in the north margin of Carothers Road at Giles southeast corner; thence with Giles east fence line N. 5 deg. 37' E. 639.7 feet to an iron post in a fence line; thence with Bennett's south fence line S. 89 deg. E. 450.0 feet to an iron post; thence two new staked lines S. 1 deg. W. 220.0 feet to an iron post and southwesterly 607.0 feet to an iron post in the north margin of Carothers Road; thence with a curve to the left with said margin 82 feet to the point of beginning and containing 5.0 acres, more or less, and being Tract 7 of the Steve George Farm, according to the survey of C.K. McLemore, dated April, 1978.

The address of this property is 4348 S. Carothers Road, Franklin, Tennessee 37064.