Bill Garrett Davidson County
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Fees: $12.00 Taxes: $0.00
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This Instrument Was Prepared By:
David Bate Parsons
Attorney At Law
323 Union Street, Suite 300
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **Janice T. Eagan** (hereinafter referred to as "the affiant"), after first being duly sworn, hereby state that I am an adult citizen of Franklin, Williamson County, Tennessee, and that the following is based upon my personal knowledge.

1. My mother, M. Ruth Thurston (hereinafter referred to as "my mother"), died intestate on October 28, 2017, a resident of Nashville, Davidson County, Tennessee.

2. My mother was unmarried at the time of her death.

3. My mother was survived by her two adult children, including myself, and they are as follows:

Janice T. Eagan, Daughter
2116 Hartland Road
Franklin, TN 37069; and

James Richard Thurston, Son
1683 Preakness Run Lane
Collierville, TN 38017.

4. At the time of my mother's death my mother owned a certain interest in land in Davidson County, Tennessee, described as follows: Unit Number 103 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, *et seq.*, in said Register's Office; and said Unit is also known as Apartment Number 103 (hereinafter referred to collectively as "the Property").

5. My mother received ownership of the Property as an unmarried person by a warranty deed from Royal Oaks Limited Partnership, an Illinois limited partnership, acting by and through its general partner, Harding Drive, Inc., and which warranty deed is of record in Deed Book 5376, Page 347, in said Register's Office.

6. I freely give this affidavit pursuant to Tennessee Code Annotated § 30-2-712, in order to confirm the vesting of title to the Property upon my mother's death, as follows: a one-half (1/2) undivided interest in myself, Janice T. Eagan; and a one-half (1/2) undivided interest in my brother, James Richard Thurston.

Further, affiant saith not.

X Janice T. Eagan
Affiant

Subscribed and sworn to before me this 15th day of January, 2018.

DAVID BATE PARSONS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public For The State Of Tennessee

My Commission Expires: May 22, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, the undersigned, a Notary Public in and for said State and County, the within named **Janice T. Eagan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at Nashville, Tennessee, this 15th day of January, 2018.

DAVID BATE PARSONS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public For The State Of Tennessee

My Commission Expires: May 22, 2018