(1)

This Instrument prepared by:
Smith.Sholar.Milliken.PLLC.
P.O. Box 663
Gallatin, TN 37066

Bill Garrett Davidson County
Batch# 52111 AFFIDAVITH
01/29/2018 09:07:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180129-0008728

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of JANUARY, 2018 before me personally appeared Ruby Brown Peal, to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 209 FRIENDSHIP DR GOODLETTSVILLE TN and is familiar with the family history of Anna L. Duke, deceased, who was the owners of the following property: 1195 Old Hickory Blvd., Nashville, TN 37207

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

And that the said Anna L. Duke died intestate on the 4th day of March, 2013 and that the place of residence and homestead, at the time of death, was as follows: 1195 Old Hickory Blvd., Nashville, TN 37207. Ms. Anna L. Duke was unmarried at the time of her death.

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise interested in the estate,

		NAME	ADDRESS
1. a.	Children	Robert Earle Duke	
		Charlotte Ann Reifsnyder	
		Alan Douglas Duke	
		Dianna Elaine Fielder	
b.	Deceased Child	Timothy Andrew Duke – died testate 6/29/96	
		1. Spouse: Teresa Lynn Knowles Randolph	
		2: Children: Andrea Lynn Duke Lassiter	
		Deborah Michelle Duke Vinson	

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors: NA

I further attest that I am a family friend/family member of the decedent and knew the history of the family.

Ruby Brown Peal

Signature-Ruby Brown Peal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public In and for said county and State, duly commissioned and qualified, Ruby Brown Peal, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 20th day of January, 2018.

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Notary Public

My Commission Expires:

Wp\blank re docs\aff as to heirs(tlm).doc

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 26868

LAND in Davidson County, Tennessee, being Lot No. 14 on the plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D, as follows:

BEGINNING at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer; thence in a southerly direction 245 feet to a point; thence in a southeasterly direction 207 feet to a point; thence in a northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a westerly direction 150 feet to the point of beginning.

Being the same property conveyed to Douglas Earle Duke and wife, Anna L. Duke, by Warranty Deed from Woodson Woodis and wife, Grace P. Woodis, dated July 26, 1974, of record in Book 4838, page 575, Register's Office for Davidson County, Tennessee. The said Douglas Earle Duke died June 29, 1996, whereupon Anna L. Duke became the sole owner of said property as the surviving tenant by the entirety. The said Anna L. Duke died intestate on March 4, 2013, and said property was vested in her heirs at law: Robert Earle Duke; Charlotte Ann Reifsnyder, Alan Douglas Duke, Dianna Elaine Fielder, and the heirs of Timothy Andrew Duke, Teresa Lynn Knowles Randolph, Andrea Lynn Duke Lassiter and Deborah Michelle Duke Vinson. AND Being the same property conveyed to Charlotte Ann Reifsnyder by Quitclaim Deed from the Heirs of Anna L. Duke, deceased, Robert Earle Duke, Charlotte Ann Reifsnyder, Alan Douglas Duke, Dianna Elaine Fielder, Teresa Lynn Knowles Randolph, Andrea Lynn Duke Lassiter and Deborah Michelle Duke Vinson, dated March 20, 2016, of record in Instrument No. 20160527-0053918, Register's Office for Davidson County, Tennessee.