THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Bill Garrett Davidson County
Batch# 56958 AFFIDAVITH
02/08/2018 12:30:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180208-0012859

Eric K. Lockert & R. Spencer Hamlin
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
112 Frey Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com
E: Spencer@LHH-Law.com

MAP & PARCEL: **059-00-0-038.00**
LEGAL REFERENCE: **20171025-0109538**

==========

AFFIDAVIT OF HEIRSHIP BY LARRY ROSS BARNES

==========

1. Affiant is as follows:

   Larry Ross Barnes
   3257 Thomasville Road
   Chapmansboro, Tennessee 37035

2. **FRANK EDWARD BARNES, SR.** passed away on **January 8, 2017**, and leaving a Last Will and Testament; henceforth, **LARRY ROSS BARNES, EXECUTOR/HEIR,** appeared before the Davidson County Chancery Court (Probate Division) on **March 23, 2017**, and the estate was admitted to probate on the same date in the Chancery Court (Probate Division), for Davidson County, Tennessee, **Docket Number: 17P369**. The **EXECUTOR/HEIR, LARRY ROSS BARNES,** has been duly qualified via the Chancery Court, (Probate Division) for Davidson County. All debts of the decedent have been paid, and a **TENNCARE** release is on file with the Chancery Court (Probate Division) for Davidson County.

3. **FRANK EDWARD BARNES, SR.** had **four (4)** children and was widowed at the time of his death. His children are **Lola Marie Trotter, Norma Jean Scott, Jerry W. Barnes, Larry R. Barnes, and Frank Edward Barnes, Sr.,** who predeceased his father on April 23, 2006 leaving his wife, Joyce Helen Barnes, and Son, Frank Edward Barnes III, as his surviving heirs at law. There are no other living relatives, direct descendants, or established heirs besides these.

4. This affidavit is being provided to clarify title to all real property owned by **FRANK EDWARD BARNES, SR.** at the time of his death, including but not exclusive to the property being described as follows:

See Attached Exhibit A - 4931 Buena Vista Pike, Nashville, TN 37218

5. Affiant was acquainted with **FRANK EDWARD BARNES, SR.** and his family, and he knows the above stated facts to be true and accurate. He is a son of the deceased, **FRANK EDWARD BARNES, SR.**

6. This Affidavit is given freely and pursuant to the provisions of **Tennessee Code Annotated § 30-2-172** for the purpose of facts concerning the heirs of **FRANK EDWARD BARNES, SR. and FRANK EDWARD BARNES, JR., the affiant's brother the predeceased it.**

7. **THIS AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING** Old Republic National Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by Old Republic National Title Insurance Company, the undersigned agree(s) to **INDEMNIFY AND HOLD HARMLESS** Old Republic National Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further, affiant saith not.

State of Tennessee)
County of Cheatham)

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of **Tennessee Code Annotated § 30-2-172** for the purpose of facts concerning the heirs of heirs of **FRANK EDWARD BARNES, SR. and FRANK EDWARD BARNES, JR.** on this the **6th** day of **February 2018**.

Larry Ross Barnes
LARRY ROSS BARNES

Sworn to and subscribed before me this the **6th** day of **February 2018**.

Maria C. Binkley
Notary Public
My Commission Expires: 11-21-2020

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit A

Land in the 13th Civil District of Davidson County, Tennessee, described according to s survey made by George W. Watkins, Surveyor November 4, 1960, as follows:

Beginning at an iron pin on the westerly margin of Buena Vista Pike at the intersection of the westerly margin of said Pike and the southern boundary line of the property conveyed to Mrs. Dorothy P. Travernight by deed from Verdie L. Wright and wife, of record in Book: 2810, Page: 59, Register's Office for said County; thence with the westerly margin of said Pike south 18o east 100 feet to an iron pin; thence south 71o 15' west 250 feet to an iron pin; thence north 18o west 100 feet to an iron pin; thence north 71o 15' east 250 feet to the beginning, containing .57 of an acre, more or less.

This being the same property conveyed to Frank E. Barnes, Sr., Frank E. Barnes, Jr., Lola Marie Trotter, Norma Jean Scott, Jerry W. Barnes, and Larry R. Barnes by Quitclaim Deed from Frank E. Barnes, Sr. of record under Instrument Number: 20051130-0143977 in the Register's Office for Davidson County, Tennessee. Frank E. Barnes, Sr. having passed on January 8, 2017; thereby, leaving equally his 1/6 interest in the above described property to Joyce Barnes, Lola Marie Trotter, Norma Jean Scott, Jerry W. Barnes, and Larry R. Barnes via his last will and testament as filed with the Davidson County Tennessee Probate Court under case number: 17P369 and transfer deed of record as recorded under Instrument Number: 20171025-0109538 in the Register's Office for Davidson County, Tennessee. Frank Edward Barnes, Jr. passed on April 23, 2006 leaving his wife, Joyce Helen Barnes, and son, Frank Edward Barnes III, as his surving heirs.

This is improved property known as: 4931 Buena Vista Pike, Nashville, Tennessee 37218

THIS DEED is prepared from information and prior deeds of record and provided by the parties. This property is subject to the right of way of Buena Vista Pike and sewer and storm drain easement of record in Book: 5028, Page: 126 in the Register's Office for Davidson County, Tennessee.