Bill Garrett Davidson County
Batch# 71569 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
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This instrument was prepared by:
The Higgins Firm, PLLC
525 4th Avenue South
Nashville, TN 37210
GRANTEE(S): ROBERT TAYLOR, JR.

SEND TAX NOTICES TO: 317 ROSEBANK AVE, NASHVILLE, TN 37206

MAP PARCEL NUMBER: 83-3-284.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Brown Taylor I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1209 Dempsey Lane, Nashville, TN 37217.

3. I have personal knowledge of the matters stated in this Affidavit as the Uncle of Robert Taylor, Jr.

4. On October 21, 2017, Robert L. Taylor, Sr. died intestate in Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of his death, the Decedent resided at 317 Rosebank Ave., Nashville, TN 37206.

6. At the time of his death, the Decedent was widowed and left one child, Robert Taylor, Jr.

7. The real property to which this Affidavit applies is located at 317 Rosebank Ave., Nashville, TN, 37206 in Davidson County, Tennessee, more fully described as:

   Land in Davidson County, Tennessee being Lot No. 4, on the Plan of Roselawn, as of record in Book 2133, page 1, Register's Office for said County, and described as follow:

   BEGINNING at a point on the southerly margin of Rosebank Avenue, at the common corner of Lot 4 and 5; thence with the line between said lots southerly 105 feet to the northeast corner of Lot 43; thence with the line between Lots 4 and 43, westerly 121.2 feet to the easterly margin of Crescent Hill Road; thence with the margin of said Road, northerly 81.7 feet to the beginning of a curve; thence along said curve, northeasterly 39.3 feet to the south margin of Rosebank Avenue; thence with the margin of the same, easterly 97 feet to the beginning.

Being the same property conveyed to Robert L. Taylor and wife, Marie S. Taylor, by Installment Deed from Charlsie Mai Burrus, or record in Book 2200, page 178, Register's Office of Davidson County, Tennessee.

8. The Decedent's spouse Marie S. Taylor having predeceased him, and the property having been owned by the two of them as husband and wife, the Decedent was the sole owner of said property at the time of his death.

9. The Decedent died intestate leaving his son, Robert L. Taylor, Jr., as his only heir at law and sole beneficiary of his estate pursuant to Tenn. Code Ann. § 31-2-104.

10. The estate of the Decedent was administered in a proceeding supervised by the Probate court in Davidson County, Tennessee, in case no. 17P-2046.

Brown Taylor, Affiant

Sworn to and subscribed before me this 15th day of March, 2018.

My Commission expires: 1/6/2020

Notary Public

GARRETT COFFER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020