Bill Garrett Davidson County
Batch# 91207 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20180511-0045463

This instrument was prepared by:
The Higgins Firm, PLLC
525 4th Avenue South
Nashville, TN 37210
GRANTEE(S): TALISA SHANAY WATKINS

SEND TAX NOTICES TO: 3072 BUENAVIEW BOULEVARD, NASHVILLE, TN 37218

MAP PARCEL NUMBER: 059-05-131.00

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 Sarah Jane Pitts. I will refer to myself in this Affidavit as the Affiant.
2. I reside at 537 Shelby Avenue, Nashville, TN 37206
3. I have personal knowledge of the matters stated in this Affidavit as the friend of Wayne M. Watkins.
4. On October 18, 2017, Wayne M. Watkins 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 3072 Buenaview Boulevard, Nashville, Tennessee 37218.
6. At the time of his death, the Decedent was unmarried.
7. The only child of the decedent, living or deceased, is Talisa Shanay Watkins.
8. The real property to which this Affidavit applies is located at 3072 Buenaview Boulevard, Nashville, Tennessee 37218 in Davidson County, Tennessee, more fully described as:

   Land in Davidson County, Tennessee, being Lot No. 136 on the Plat of Buena Vista Estates, Section 4, a plat which is of record in Book 4300, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Wayne M. Watkins, unmarried, by deed from Florence Wilson, unmarried, of record in Book 9489, Page 771, Register's Office of Davidson County, Tennessee.

.9. The Decedent died intestate leaving his daughter, Talisa Shanay Watkins, 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 not administered in a proceeding supervised by a court.

Sarah Jane Pitts, Affiant

Sworn to and subscribed before me this 10th day of April, 2018.

My Commission expires: May 4, 2019

Notary Public

