Bill Garrett Davidson County
Batch# 95772 AFFIDAVITH
05/23/2018 12:03:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180523-0049387

AFFIDAVIT OF HEIRSHIP

New Owner		Send Tax Bills to:	Map and Parcel
Jason Buell	Same	Same	051 08 0 171.00
214 East Due West Avenue			
Madison, Tennessee 37115			

In Re: a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Core Subdivision, described according to a survey made by Anderson and Gee, Surveyors, April 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 4 & 5; thence with the line between said lots southwardly 160 feet to a point thence eastwardly 57 feet to the corner of Lot No. 6; thence with the line between Lots Nos. 5 & 6 northwardly 160 feet to the southerly margin of Due West Avenue; thence with the margin of the same westwardly 80 feet to the point of beginning.

This is improved property known as 214 East Due West Avenue, Davidson County, Tennessee 37115.

COMES NOW, Charles Griffin, of the late Anne Griffin Burnett after first being duly sworn according to law, attests and states as follows:

1. Affiant is the brother, and has maintained close and personal contact with said Anne Griffin Burnett for more then 70 years.

2. Anne Griffin Burnett died intestate in Madison, Davidson County, Tennessee on September 09, 2017. Anne Griffin Burnett estate was not probated as no will was found.

3. At the time of Anne Griffin Burnett's death, she, was survived by the following persons: Dixie Anne Duke, Rebecca Nell Lewis, and James David Burnett, and no other person. The deceased was not married and had three children.

4. At the time of Anne Griffin Burnett death, she was not married.

5. The only lawful heir to the Estate of the late Anne Griffin Burnett is Dixie Anne Duke, Rebecca Nell Lewis, James David Burnett.

6. The above-described real property passed to Dixie Anne Duke, Rebecca Nell Lewis and James David Burnett upon the death of Anne Griffin Burnett on September 09, 2017.

7. All interest in the real property above described vested in Dixie Anne Duke, Rebecca Nell Lewis and James David Burnett, fee simple.

8. FURTHER AFFIANT SAITH NOT.

The affiant is further advised under TCA 30 2 712 that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him/her to be false, or about which he/she does not have sufficient knowledge to justify his/her making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more.

I, Charles Griffin**, do hereby swear and affirm the above to be true and correct to the best of my knowledge.**

IN WITNESS WHEREOF, I have executed this instrument on the 21 **day of** May**, 2016.**

Charles Griffin

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of MAY, 2018

Notary Public at Large.

My Commission Expires 3-28-2021

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Charles Griffin

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned with authority, a Notary Public in and for the within named Charles Griffin, the affiant with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 01 day of May, 2018.

Notary Public at Large.

My Commission Expires 3-28-2021

This Instrument Prepared By:

Athens Title & Escrow LLC
Michael J Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027
Tel. 615-377-0736