Bill Garrett Davidson County
Batch# 103515 AFFIDAVITH
06/12/2018 02:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180612-0056441

This Instrument Prepared By:
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1310 Sixth Avenue North
Nashville, Tennessee 37208
(615) 254-2291

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
William Neil Taylor	Same	15D-53885
341 View Ridge Drive		Map 72-8
Goodlettsville, TN 37072		Parcel 183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned ("Affiant"), being duly sworn, depose and say:

1. Karen S. Taylor, (hereinafter "Decedent"), died on May 13, 2018 in Nashville, Davidson County, Tennessee, being a resident of Davidson County, Tennessee. She is survived by her only child, William Neil Taylor, the Affiant.

2. William Neil Taylor is the Decedent's sole heir at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated § 31-2-101 et seq.

3. Pursuant to the Warranty Deed recorded in the Register of Deed's office in Davidson County, Tennessee, Book 4817, Page 157, Karen S. Taylor owned a one hundred percent (100%) undivided interest in the improved property known as 2317 Fernwood Drive, Nashville, Davidson County, Tennessee. Pursuant to the laws of intestate succession, William Neil Taylor, as the sole heir at law to the foregoing property, would receive the sole ownership in such property.

4. The Decedent left a three page document properly executed, and witnessed, dated March 6, 1975, as her Last Will and Testament, which leaves the property at 2317 Fernwood Drive, Nashville, Davidson County, Tennessee, to William Neil Taylor. Due to the difficulty in locating the witnesses, if indeed they are still alive, and the cost of probate, Affiant has elected not to attempt to probate the Will. The Will has been delivered to the Clerk as contemplated by T.C.A. §32-1-113.

5. Therefore, under both the Will, if probated, and intestate succession, William Neil Taylor owns a one hundred percent (100%) undivided interest in the improved property located at 2317 Fernwood Drive in Nashville, Davidson County, Tennessee.

6. This Affidavit of Heirship is given pursuant to T.C.A. § 30-2-712 to establish and confirm the heirship of William Neil Taylor, and vesting of title in William Neil Taylor, as the sole heir and beneficiary of Karen S. Taylor, deceased, of Davidson County, Tennessee on the date of her death.

Further Affiant saith not.

WILLIAM NEIL TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **WILLIAM NEIL TAYLOR**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed, and that the statements therein are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 12th day of June, 2018.

My Commission expires: 5/06/19 Regina R. Crabb
Notary Public

REGINA R. CRABB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.

WILLIAM NEIL TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this 12th day of June, 2018 by **WILLIAM NEIL TAYLOR.**

My Commission expires: 5-06-19 Regina R. Crabb
Notary Public

REGINA R. CRABB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY