Bill Garrett Davidson County
Batch# 106719 AFFIDAVITH
06/20/2018 09:31:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180620-0059268

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

SEND TAX NOTICES TO: 3910 FLICKER DRIVE, NASHVILLE, TN 37218

MAP PARCEL NUMBER: 059-13-0-125.00

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 Katherine Keesee I will refer to myself in this Affidavit as the Affiant.

2. I reside at 3919 Flicker Drive, Nashville, TN 37218.

3. I have personal knowledge of the matters stated in this Affidavit as the friend of Carol Johnson and her family.

4. On July 13, 1999, Mildred E. Lavender died intestate in Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of her death, the Decedent resided at 3910 Flicker Drive, Nashville, Tennessee, 37218.

6. At the time of her death, the Decedent left two children who survived her: Carol Johnson and Michael Lavender. The Decedent also had one child – Clarence Lavender – who predeceased her leaving one child, Angela Smith, who also predeceased the Decedent.

7. Accordingly, at the time of her death, the Decedent's next of kin were her daughter Carol Johnson and her son, Michael Lavender.

8. On October 11, 2017, Decedent's son Michael Lavender died intestate in Davidson County. He was unmarried and had no descendants. He was not survived by his parents. His lone surviving sibling and sole heir at law was his sister, the aforementioned Carol Johnson.

9. The real property to which this Affidavit applies is located at 3910 Flicker Drive, Nashville, TN, 37218 in Davidson County, Tennessee, more fully described as:

Land lying in the 13th Civil District of Davidson County, Tennessee, being Lot No. 252 on the Map of Treppard Heights, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 252 fronts 75 feet on the easterly side of Flicker Drive and extends back 215 feet on the northerly line and 192.7 feet on the southerly line, to the rear line of Lots Nos. 246 and 247, on which it measures 80 feet.

Being the same property conveyed to Emmett Lavender and wife Mildred E. Lavender and Mrs. Mamie Reynold "with each having the right of survivorship in the others interest", by quitclaim deed from Emmett Lavender and wife Mildred E. Lavender, of record in Book 4395, Page 546, Register's Office of Davidson County, Tennessee.

9. The Decedent's spouse Emmett Lavender and Mrs. Mamie Reynold having predeceased her, and the property having been owned by the three of them "with each having the right of survivorship," the Decedent was the sole owner of said property at the time of her death.

10. Because the Decedent died intestate leaving Carol Johnson and Michael Lavender as her only heirs at law and sole beneficiaries of his estate and Michael Lavender died intestate leaving Carol Johnson as his only heir at law and sole beneficiary of his estate pursuant to Tenn. Code Ann. § 31-2-104, Carol Johnson is the sole beneficiary of the property at 3910 Flicker Drive, Nashville, TN 37218.

11. Neither the estate of the Decedent, nor the estate of Michael Lavender were administered in a proceeding supervised by a court.

Affiant

Sworn to and subscribed before me this 13 day of June, 2018.

My Commission expires: 7-05-21

Notary Public

EDWARD C. HATCH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON