Bill Garrett Davidson County
Batch# 109831 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20180628-0062439

This instrument was prepared by:
The Law Office of Georgina K. Hughes
13103 Lebanon Road
Mount Juliet, TN 37122

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

COMES the affiant, being first duly sworn according to law, and pursuant to **T.C.A. 30-2-712,** hereby swears to the following of her own free will and based upon her personal knowledge deposes and says:

1. My full name is **JANICE H. RADER.**

2. I reside at **513 Griffin Circle Hermitage, TN 37076.**

3. I am the spouse of **PHILLIP WAYNE RADER.**

4. **PHILLIP WAYNE RADER** died on **FEBRUARY 9, 2018. PHILLIP** had no Last Will and Testament.

5. Upon **PHILLIP'S** death, **I, JANICE H. RADER,** immediately inherited real property, which is the subject of this Affidavit, located at **513 GRIFFIN CIRCLE HERMITAGE, TN 37076** and more fully described as:

Land in Davidson County, Tennessee being all of Unit No. 37 in Building 10 as shown on the site layout Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice H. Bell, by deed from Phillips Builders, LLC a Tennessee limited liability company of record in 20070108-01211636 Register's Office for Davidson County, Tennessee.
Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, his heirs, successors, and assigns.

Being the same property conveyed and forever quitclaimed unto Phillip W. Rader and wife Janice H. Rader (f/k/a Janice H. Bell), as tenants by the entirety the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises as above set forth.

6. **PHILLIP** is survived by his wife, **JANICE H. RADER.**

7. This affidavit will confirm the vesting of title to the real property located at **513 Griffin Circle, Davidson County, Hermitage, TN 37076** to **JANICE H. RADER**, the legal heir of **PHILLIP WAYNE RADER.**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE FROM ATTORNEY GEORGINA K. HUGHES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Further, affiant saith not.

WITNESS MY SIGNATURE on this the 26th day of June, 2018.

Janice H Rader

JANICE H. RADER

STATE OF TENNESSE
WILSON COUNTY

Sworn to and subscribed before me this 26th day of June, 2018.

TRICIA M. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-07-2021

Tricia M. Moses

Notary Public