Bill Garrett Davidson County
Batch# 111874 AFFIDAVITH
07/03/2018 08:44:49 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20180703-0064229

Return document and send
tax statements to:
Dennis B. and Bettie J Woodson
4008 Enchanted Way
Nashville, TN 37218

This instrument prepared by:
Bettie J. Woodson
4008 Enchanted Way
Nashville, TN 37218

AFFIDAVIT OF HEIRSHIP
Under T.C.A § 30-2-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July , 20 18 , before me personally appeared
Dennis B. Woodson
to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 4008 Enchanted Way, Nashville, TN 37218 and is familiar with the family history of Burnice E. Woodson , deceased.

And that said decedent died on the 4th day of February , 20 18 , residing at
2011 26th Avenue North, Nashville, TN 37208
and owning an interest in the following described real estate in Davidson County, Tennessee:

Lot 27 Section 3, on the Plan of Cumberland Gardens, as of record is Book 5770, page 812, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property,
Also known as 2011 26 th Aveune North, Nashville, Tennessee
Parcel ID: 081 06 0 200.00
Legal Reference:00005770-0000812

And Affiant further states that said decedent left surviving the following persons, as heirs or persons otherwise interested in the estate:

1. a. Surviving Spouse:
   None
   b. Children:
   Dennis Bernard Woodson
   c. Children of deceased children:
   None
   d. Adopted children:
   None
   e. Children of deceased adopted children:
   None

(if none above, see 2)

2. Parents:
   deceased

(if none above, see 3)

3. a. Sibling(s):
   None
   b. Children of deceased sibling(s):
   None

(if none above, see 4)

4. a. Paternal grandparent(s):
   deceased
   b. Children of deceased paternal grandparent(s)
   i.e. aunt(s)/uncle(s):
   None
   c. Children of deceased paternal aunt(s)/uncle(s)
   i.e. cousin(s)
   None
   d. Maternal grandparent(s):
   deceased
   e. Children of deceased maternal grandparent(s)
   i.e. aunt(s)/uncle(s):
   None
   f. Children of deceased maternal aunt(s)/uncle(s)
   i.e. cousin(s):
   None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen (18) years, except the following:

Names of minors:

None

And said decedent ☒ left a will / ☐ did not leave a will.

And that the debts against the estate ☒ have been paid / ☐ have not been paid.

Affiant

Dennis B. Woodson

Print name

STATE OF Tennessee

COUNTY OF Davidson

Sworn to ~~and~~ subscribed before me this 2nd day of July, 2018.

Signature

Katona GREER

Print name

Title

My commission expires:

KATONA K. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Exhibit A

Affiant, Dennis B. Woodson, after first being sworn, states that he is an adult citizen and resident of Nashville, Davidson County, Tennessee, being sixty-two (62) years of age, having been born on February 29, 1956. He further states that he is the only child of Burnice E. Woodson, who died in Nashville and Davidson County, Tennessee on February 4, 2018.

The said, Burnice E. Woodson died interstate with a Will, such where Dennis B. Woodson being the sore heir was bequeath all the remaining property both personal and real.

This Affidavit of Heirship is freely given pursuant to Section 30-20-712, et seq., Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by Burnice E. Woodson in Nashville and Davidson County , Tennessee.

Further affiant saith not.

Dennis B. Woodson

Sworn to and subscribed before me this
2nd day of July, 2018

Notary Public
My Commission Expires:

KATONA K. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBER.
Burnice B. Woodson (NAME)	Same (NAME)	81-6
2011-26th Aven. No. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 200 Id
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

7053

07

14.30-

WARRANTY DEED

For and in consideration of the sum of $1.00 BOOK 5770 PAGE 812
ONE AND .....NO/100 DOLLARS

Cash paid to me, by BURNICE B. WOODSON, my son, the receipt of which is hereby acknowledged.

I, ETHEL W. NORMAN,

have bargained and sold, and by these presents do transfer and convey unto the said Burnice B. Woodson, my son,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

All my interest is Land in Davidson County, Tennessee being Lot No. 27 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2854, page 146, Register's Office for said County.
Said Lot No. 27 fronts 58 feet on the westerly side of 26th Avenue, North and runs bach 125 feet on the northerly and 160 feet on the southerly line to a dead line in the rear, measuring 65.8 feet thereon. Said tract is improved and known as 2011-26th Avenue North, Nashville, Tennessee, and is Parcel No. W10-8D13810 in the County Tax Assessor's Office.
Being the same property conveyed to Burnice Woodson and wife, Peggy Ann K. Woodson, and (Richmond Norman) and wife, Ethel W. Norman, by deed from Area Properties Company, Inc., of record in Book 3278, page 53, said Register's Office.

Being the same property conveyed to Ethel W. Norman, by deed, from Richmond Norman, Book 4405, page 650, R.O.D.C.T.

This is unimproved ( ) improved (X) property, known as 2011-26th Avenue North, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of July, 19 75.

Ethel W. Norman

BOOK 5770 PAGE 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. F. McClellan, Ethel W. Norman, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 1975

My commission expires November 3, 1976 Notary Public J. F. McClellan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ethel W. Norman

Sworn to and subscribed before me this 18th day of July, 19 75

My commission expires November 3, 1976 Notary Public J. F. McClellan

This instrument was prepared by:

ATTY. J. F. McCLELLAN, 941 Jefferson Street, Nashville, Tennessee
Name Address

RUSH

WARRANTY DEED
FROM
ETHEL W. NORMAN
TO
BURNICE B. WOODSON

C 5.0.9 1.5

IDENTIF. REFERENCE

Jul 16 8 21 AM '81
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5770 PAGE 814

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	14.30-
7003A07/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.9. 1.5

IDENTIF. REFERENCE

JUL 16 8 21 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 832899

LAST WILL AND TESTAMENT

OF

BURNICE E. WOODSON

2011-26th Avenue North,
Nashville, Tennessee

J. F. McCLELLAN
ATTORNEY AT LAW
327 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37201

LAST WILL AND TESTAMENT

OF

BURNICE E. WOODSON

I, BURNICE E. WOODSON, 2011-26th Avenue North, Nashville, Tennessee, being of sound mind and deposing memory, Thanks be to God, do hereby make and publish this my Last Will and Testament, hereby revoking all previous Wills made by me.

I

I direct my Executor herein below named, to pay all my debts including my funeral bill from the first money that may come into his hands.

II

I give and bequeath all the remainding property I may die possessed of, both personal and real, to my son, Dennis B. Woodson.

III

I hereby nominate and appoint my son, Dennis B. Woodson, Executor of this my Last Will and Estate, and I direct that he be allowed to serve without bond.

WITNESS my hand this 17th day of July, 1975.

Burnice E. Woodson
TESTATOR

Signed by the Testator, Burnice E. Woodson, as and for his Last Will and Testament, in the presences of both of us, and we the undersigned at her request, and in her presence, and in the presences of each other, have hereunto signed our names as attesting witnesses.

J. F. McClellan
WITNESS

944 Jefferson St
Nash. Tenn
ADDRESS

Patricia Claybrooks
WITNESS

3834 Dakota Dr.
ADDRESS