Bill Garrett Davidson County
Batch# 116374 AFFIDAVITH
07/13/2018 02:30:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180713-0068313

This Instrument was prepared by:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood TN 37027

New Owner(s):

Charles E Evans
7606 Kinard Rd
Plant City, Florida 33565

Send Tax Notice to:
Same

Map and Parcel Number Map 053 14 0 001.00

Affidavit of Heirship

Tennessee Code Annotated 30-2-712.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The undersigned, being duly sworn, deposes and says:

1. My full name is Judy Arlene Der, being of legal age. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 7606 KINARD RD, PLANT CITY, FLORIDA, 33565

3. I have personal knowledge of the matters stated in this Affidavit; I am a family friend of more then 55 years.

4. Pearl B. Evans ("Decedent") died on July 16, 1991, in the city of Madison, county of Davidson, state of Tennessee. There was no probate estate administration for Decedent.

5. Decedent's spouse, S. E. Evans, (being one in the same as Sion E. Evans), died on August 17, 1962, in the city of Madison, county of Davidson, state of Tennessee. There was no probate estate administration for S. E. Evans.

6. The real property to which this Affidavit applies is located at 324 Nawakwa Trail, Madison, Davidson County, TN (the "Real Property"), more fully described as:

Being Lot No. 7 on the map of Nawakwa Hills of record in Book 874, Page 96, Registers Office for Davidson County, Tennessee.

Said Lot No. 7 fronts I 04 feet on the northerly side of Nawakwa Trail and runs back between lines, 1294 feet more or less on the easterly line and 1267 feet more or less on the westerly line, to a dead line on which it measures 120 feet, containing 3.25 acres more or less.

For prior title to the Real Property, see Book 1344, Page 445 in the Register's Office of Davidson County, Tennessee.

6. Pearl B. Evans and S.E. Evans held title to the Real Property as Tenants by the Entirety.

7. Pearl B. Evans was predeceased by her spouse, S. E. Evans.

8. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

a. Pearl B. Evans was not remarried at the time of her death.

b. Decedent was survived by one child, Charles E. Evans.

c. Under the Tennessee Descent and Distribution Statute, Tenn. Code. Ann. § 31-2- 104{b)(1), the estate of Pearl B. Evans' is vested one hundred percent (100%) in her surviving child, Charles E. Evans.

Signed this 2, day of July, 2018

Judy Arlene Der

Judy Arlene Der

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

Donna Haynes

Notary Public

My Commission expires: 5-20-2019

DONNA M. HAYNES
Notary Public - State of Florida
Commission # FF 222767
My Comm. Expires May 20, 2019
Bonded through National Notary Assn.

Judy Arlene Der

Signed By: Judy Arlene Der

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned with authority, a Notary Public in and for the within named Judy Arlene Der, 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 2 day of July, 2018.

Donna Haynes

Notary Public at Large.
My Commission Expires 5-20-2019

DONNA M. HAYNES
Notary Public - State of Florida
Commission # FF 222767
My Comm. Expires May 20, 2019
Bonded through National Notary Assn.