This instrument was prepared by:
Russ Cook & Associates, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER(S):

Brent R. Taylor
PO Box 682504
Franklin, TN 37068

Lisa Easterling
7101 Riverfront Dr.
Nashville, TN 37221

Bill Garrett Davidson County
Batch# 124528 **AFFIDAVITH**
08/03/2018 01:57:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180803-0076479

SEND TAX NOTICES TO:

Brent R. Taylor
PO Box 682504
Franklin, TN 37068

MAP AND PARCEL NUMBER: Map 103, Group 9, Parcel 93

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Brent R. Taylor. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is PO Box 682504, Franklin, TN 37068.

3. I have personal knowledge of the matters stated in this Affidavit; I am the son of Joseph Daniel Taylor.

4. Joseph Daniel Taylor ("Decedent") died on May 14, 2018, in the city of Nashville, county of Davidson, state of Tennessee. There was no probate estate administration for Decedent.

5. Decedent's spouse, Delores Joan Taylor, died on February 28, 2015, in the city of Shelbyville, county of Bedford, state of Tennessee. There was no probate estate administration for Delores Joan Taylor.

6. The real property to which this Affidavit applies is located at 5814 Vine Ridge Drive, Nashville, Davidson County, TN (the "Real Property"), more fully described as:
Being Lot No. 89 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Registers off for said County.

   Said Lot No. 89 fronts 150 feet on the northerly side of Vine Ridge Drive, and extends back 179.5 feet on the easterly line and 215.9 feet on the westerly line, to a dead line, measuring 154.35 feet thereon.

   For prior title to the Real Property, see Book 3895, Page 491 in the Register's Office of Davidson County, Tennessee.

6. Joseph Daniel Taylor and Delores Joan Taylor held title to the Real Property as Tenants by the Entirety. Joseph Daniel Taylor was predeceased by his spouse, Delores Joan Taylor.

7. The estate of the Decedent was not administered in a proceeding supervised by the court; however, Decedent's *Last Will and Testament* was admitted to probate in Davidson County, Tennessee, Docket No 18P1134, for the purpose of establishing muniment of title to real property.

8. A certified copy of Decedent's *Last Will and Testament* along with a certified copy of the Order of Probate is recorded at Instrument Numbers 20180720-0070972 and 20180720-0070973, Register's Office for Davidson County, Tennessee.

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

   a. Joseph Daniel Taylor was not remarried at the time of his death. Decedent was survived by two children, Brent R. Taylor and Lisa Easterling.

   b. The only two beneficiaries under Decedent's *Last Will and Testament* are his two children, Brent R. Taylor and Lisa Easterling, who now own this property equally as tenants in common.

Signed this 31 day of July, 2018.

Brent R. Taylor, Affiant

Sworn to and subscribed before me this 31 day of July, 2018.

Notary Public

My Commission expires: 7/16/2018

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020