This instrument prepared by:
Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 127540 AFFIDAVITH
08/10/2018 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180810-0079207

302-18

AFFIDAVIT OF HEIRSHIP

Gwendolyn C. Burlew, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Gwendolyn C. Burlew, a resident of Davidson County, TN.

2. That Affiant personally knew Willie B. Epps, deceased, hereinafter referred to as Decedent. The affiant is a disinterested party and has personal knowledge of the Decedent and the family of Decedent by reason of the following: I have known the Epps family since 1998 and have remained in touch with and remain friends with the extended Epps family.

3 That Affiant knew that at her date of death the said Willie B. Epps had an ownership interest in the following described real estate in Davidson County, Tennessee:

House and lot located at 603 American Road in Nashville, TN.

4. That Decedent died on February 13, 2012, at age 91, and was at the time a resident of Davidson County Tennessee.

5. Decedent left a Last Will and Testament (the "Will") dated August 4, 2005, which was filed for record in her estate that was administrated as a small estate in Docket No. 12P1015 in the Probate Court for Davidson County, Tennessee. However, the Will was expressly not admitted to probate. Further, the Will, had it been probated, left the above real property to her below-named heirs in equal shares. Therefore, the Will would have not made a different disposition of the real estate than the law of intestate succession.

6. That Willie B. Epps was unmarried at the time of her death. Her husband, James Boone Epps died on August 28, 2003.

7. That Willie B. Epps three children, namely: Barbara J. Doyle, Mary A. Epps and James E. Epps, all of whom have survived her.

8. That she is survived by all of her children. Decedent did not have any other live-born offspring who died before her or are alive today - and had no adopted children.

9. That there have been no known claims made against the Decedent or her Estate.

11. Affiant acknowledges that this affidavit will be relied upon by Stewart Title Insurance Company - and other title companies - for the issuing of title insurance policies covering the property described herein.

Dated this 8 day of August, 2018.

Gwendolyn C. Burlew

Gwendolyn C. Burlew, Affiant

State of Tennessee)
County of DAVIDSON)

Sworn to or subscribed before me this **8 day of August, 2018.**

Notary **My Commission** Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn C. Burlew the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of August, 2018.

Notary Public

My Commission Expires: 1-6-20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020