New Owner(s):

REGINA D. IVENS
6334 N. Clearview Drive
Murfreesboro, TN 37129

David M. Ivens
408 Springhill Drive
Smyrna, TN 37167

Lacy Ivens
4741 Crystal Brook Drive
Antioch, TN 37013

Jessica Ivens
4741 Crystal Brook Drive
Antioch, TN 37013

Stephen Ivens
702 Draperstown Drive
Smyrna, TN 37167

Virginia G. Ivens
6334 N. Clearview Drive
Murfreesboro, TN 37129

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

Bill Garrett Davidson County
Batch# 128303 **AFFIDAVITH**
08/13/2018 12:59:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180813-0079690

SEND TAX NOTICES TO:

Regina D. Ivens
6334 N. Clearview Drive
Murfreesboro, TN 37129

MAP AND PARCEL NUMBER: **Map 119, Group 06, Parcel 73**

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is Regina D. Ivens. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 6334 N. Clearview Drive, Murfreesboro, TN 37129.

3. I have personal knowledge of the matters stated in this Affidavit; I am the daughter of Virginia G. Ivens.

4. Virginia G. Ivens ("Decedent") died on February 10, 2018, in the city of Murfreesboro, county of Rutherford, state of Tennessee. There was no probate estate administration for Decedent.

5. Decedent's spouse, Henry L. Ivens, and son, Carl R. Ivens, predeceased her.

6. The real property to which this Affidavit applies is a two percent (2%) interest in property located at 85 Elberta St., Nashville, Davidson County, TN (the "Real Property"), more fully described as:

   BEGINNING at a point in the south line of Elberta Street if said street were produced in a straight line across Miller Street, said point of beginning being 200 feet east of the east line of Miller Street; thence east, along the projection of the south line of Elberta Street, 100 feet to a point; thence in a southerly direction, at right angles, 160 feet to a point; thence in a westerly direction, parallel with the projection of Elberta Street, 100 feet to a point; thence in a northerly direction, 160 feet to the point.

   For prior title to the Real Property, see Instrument Number 20021018-0128514 in the Register's Office of Davidson County, Tennessee.

6. Virginia G. Ivens held title to the Real Property as a Tenant in Common.

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

   a. Virginia G. Ivens was not remarried at the time of her death.

   b. Decedent was survived by one child, Regina D. Ivens; and four grandchildren, David M. Ivens, Lacy Ivens, Jessica Ivens, and Stephen Ivens, all being the children the decedent's predeceased son, Carl R. Ivens.

   c. Under the Tennessee Descent and Distribution Statute, Tenn. Code. Ann. § 31-2-104(b)(1), the estate of Virginia G. Ivens's interest in the aforementioned real property is vested as follows:

      a. Regina D. Ivens, fifty percent (50%) interest as Tenants in Common;
      b. David M. Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;
      c. Lacy Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;
      d. Jessica Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;

e. Stephen Ivens, twelve and a half percent (12.5%) interest as Tenants in Common.

Signed this 11th day of August, 2018.

Regina D. Ivens

Regina D. Ivens

Sworn to and subscribed before me this 11th day of August, 2018.

Viola R. Jontz

Notary Public

My Commission expires: 01-08-2019

VIOLA R. JONTZ
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-8-2019