AFFIDAVIT OF HEIRSHIP

2307 Whites Creek Pike, Nashville, Davidson County, TN
2311 Whites Creek Pike, Nashville, Davidson County, TN
2315 Whites Creek Pike, Nashville, Davidson County, TN

Karen Y Johnson Davidson County
Batch# 153536 AFFIDAVITH
10/23/2018 02:39:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181023-0105071

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Comes now James Keesee, having first been duly sworn, and makes oath that he is an adult citizen and resident of Davidson County, Tennessee and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swears to the following of his own free will and based upon his personal knowledge:

Sarah Green Turner: I knew Sarah Green Turner for almost forty years from the time I moved to Nashville until Sarah Green Turner died. We attended the same church. Sarah Green Turner was like my wife's godmother. I knew her and her children, James Turner, Jennifer Turner, and John W. Turner, III.

Sarah Green Turner died intestate on May 2, 2001. She died unmarried. Her husband John W. Turner, Jr. predeceased her and she never remarried.

Sarah Green Turner died leaving three children and issue: John W. Turner, III, James Turner, and Jennifer Turner. Sarah Green Turner never gave birth to any other children and she never adopted any children.

At the time of her death, Sarah Green Turner was the sole owner of two parcels of real estate: 2311 Whites Creek Pike, Nashville, Davidson County, Tennessee and 2315 Whites Creek Pike, Nashville, Davidson County, Tennessee.

2311 Whites Creek Pike, Nashville, Davidson County, Tennessee is described as follows:

> Land in Davidson County, State of Tennessee, described as follows, to-wit:
> Being a part of Lot No. 20 in the Dewey Heights Addition as of record in Book 161, page 94, Register's Office for Davidson County, Tennessee. Said part of Lot No. 20 fronts 45 feet on the east side of Whites Creek Pike and runs back between parallel lines 140' to a dead line and being the same property conveyed to J. W. Turner, Jr., by deed of record in Book 1469, page 268, from J. W. Turner, Sr., the said deed being dated March 9, 1947.

Being the same property conveyed to J. W. Turner, Jr. and Sarah Green Turner by Warranty Deed from J. W. Turner, Jr. of record in Book 4213, page 690, Register's Office for Davidson County, Tennessee.

Improved property known as: 2311 Whites Creek Pike, Nashville, TN

Map 70-4 Parcel 111

2315 Whites Creek Pike, Nashville, Davidson County, Tennessee, is described as follows:

The land in question is known to be Lot No. 19 on the Map of Dewey Heights Addition, as of record in Book 161, Page 94, Register's Office for said County, fronting on the north side of Whites Creek Pike and running back between lines along the easterly margin of Luzon Street, to a dead line.

Being the same property conveyed to Sarah L. Turner with a life estate to James E. Lowe, by quitclaim deed, of record in Book 9857, Page 75, Register's Office for Davidson County, Tennessee. The said James E. Lowe having since died.

This is improved property known as 2315 Whites Creek Pike, Nashville, TN 37207.

Map: 70-04 Parcel 112 13DA 25030

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Sarah Green Turner owned an undivided interest in 2307 Whites Creek Pike, which is described as follows:

Lots 21-22:

Being Lot Nos. 21 and 22 in the Dewey Heights Addition of Haynies Subdivision of 51 acres bought by W. B. Matthews as of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same properties conveyed to John W. Turner by deed from John McCann and Emma McCann of record in Book 522, page 390, Register's Office for Davidson County, Tennessee.

Part of Lot 20:

Being all of Lot No. 20 in the Dewey Heights Addition of Haynies Subdivision of 51 acres bought by W. B. Matthews of record in Book 161, page 94, Register's

Office for Davidson County, Tennessee, except for the 45 foot by 140-foot portion of Lot No. 20 conveyed to John W. Turner, Jr. in the deed of record in Book 1469, page 268, Register's Office for Davison County, Tennessee.

Being part of the same property conveyed to J. W. Turner by deed from Mary A. White, widow, of record in Book 586, page 17, Register's Office for Davidson County, Tennessee.

By the laws of Descent and Distribution of Tennessee, T.C.A. 31-2-104(b)(1), Sarah Green Turner's children John W. Turner, III, James Turner, and Jennifer Turner are her sole heirs at law.

By the laws of Descent and Distribution of Tennessee, Karen Turner is the sole heir at law of John W. Turner, III.

Further affiant saith not.

James Keesee

James Keesee

Personally appeared before me, a notary public in and for the State and County aforesaid, the within named affiant, James Keesee, with whom I am personally acquainted and who made oath that the statements contained in the foregoing affidavit are true of the Affiant's own personal knowledge.

Witness my hand and official seal at Nashville, Davidson County, Tennessee on this the 23 day of October, 2018.

Martha C. Child

Notary Public

My Commission Expires: 3-8-2021

MARTHA C. CHILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

This instrument prepared by
Martha Child attorney
392 Harding Pl Ste 215
Nashville TN 37211
John Turner Estate
Affidavit of Heirship of James Keesee
Probate Docs.