This Instrument Prepared By: and return to:
Foundation Title and Escrow Series, LLC
541 N. Mt. Juliet Rd, Suite 2202
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 159534 AFFIDAVITH
11/14/2018 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181114-0112388

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Sumner

On this 4th day of November, 2018, before me personally appeared Allison Ligon, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 1233 Branch Creek Road, Gallatin, TN 37066 and has been familiar with the family history for approximately 12 years years of Craig A. Xavier, deceased, who was the owner of the following property:

See Exhibit "A."

And that said decedent died on the 15th day of August, 2018, and that the place of residence and homestead, at the time of death, was as follows: 2728 Riverbend Drive, Nashville, TN 37214;

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

	Name	Address
1.		
a. Surviving Spouse	None	
b. Children	None	
c. Children of deceased children	None	
d. Adopted children	None	
e. Children of deceased adopted children	None	

(if non above, go to 2)

2.

a. Parent(s)	Albert P. Xavier	3623 N. Longpine Pt. Beverly Hills, FL 34465

(if none above, go to 3)

3.

a. Brother(s)/sister(s)

b. Children of deceased brother(s)/sister(s)

(if none above, go to 4)

4.		
a. Paternal grandparent(s)		
b. Children of deceased paternal grandparent(s) i.e. aunt(s)/uncle(s)		
c. Children of deceased paternal aunt(s)/uncle(s) i.e. cousins		
d. Maternal grandparent(s)		
e. Children of deceased maternal grandparent(s) i.e. aunt(s)/uncle(s)		
f. Children of deceased maternal aunt(s)/uncle(s) i.e. cousins		

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:
Names of minors: None

And said deceased did not leave a will.

And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Allison Ligon

STATE OF Tennessee

County OF Sumner

Sworn to and subscribed before me on this 4th day of December 2018.

Mattie C. Bowers

Notary Public

My Commission Expires: June 18, 2019

(SEAL)

MATTIE C. BOWERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: JAK-188495FC
Parcel ID: 062 02 0A 084.00

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Being Lot 91-B on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Pages 996 and 997, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael K. Rhoten and Paula J. Rhoten, husband and wife as tenants by entirety, by Albert P. Xavier, sole heir at law of Craig A. Xavier Grantor(s) by deed of record in Record Book or Instrument # _____, Page _____, Register's Office, DAVIDSON, State of TENNESSEE

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019