This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080-0489
Telephone: (615) 876-2550
Email:
From paperwork provided by clients –
No Title examination requested.

NOTICE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard M. Skipworth
Attorney at Law
P. O. Box 489
Joelton, TN 37080

NEW OWNERS:

Bettie Binkley Lee
6037 Clarksville Pike
Joelton, TN 37080

Dorothy Jean Reynolds
13430 Maxwell Road
Cypress, Texas 77429

Map & Parcel No:
02100016400

Karen Y Johnson Davidson County
Batch# 172628 **AFFIDAVITH**
12/11/2018 12:04:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20181211-0120531

SEND TAX NOTICE TO:

Bettie Binkley Lee
6037 Clarksville Pike
Joelton, TN 37080

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Comes the Affiant, Rebecca Vaughn, being first duly sworn according to law, and being of lawful age and residing for the past 60 or more years in Kentucky, Missouri and now in Williamson County, State of Tennessee, and pursuant to Section 30-2-72 of the Tennessee Code Annotated hereby swear to the following of her own free will and based upon her personal knowledge and familiarity:

1. I am a relative of Bettie Binkley Lee and Dorothy Jean Reynolds. I was very familiar with their parents Walter Robert Binkley A/K/A W. R. Binkley and Mildred Pauline Binkley A/K/A Mildred G. Binkley.

2. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Walter Robert Binkley died intestate on 19 August 1993.

3. The decedent died without a surviving spouse. The decedent was married once during his lifetime to Mildred Pauline Binkley, who died 03 January 1984.

4. The decedent died leaving two biological children: Bettie Binkley Lee and Dorothy Jean Reynolds. The decedent never gave birth or adopted any other child or children.

5. At the time of his death, the decedent owned a parcel of land and house described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being the same land conveyed to W. R. Binkley and wife, Mildred G. Binkley, by Warranty Deed from C. L. Parker and Carlean Hand, of record in Book 2692, Page 141, Register's Office for Davidson County, Tennessee.

6. This Affidavit will confirm the vesting of title to the real property located at 6037 Clarksville Pike, Joelton, Davidson County, Tennessee, after the death of W. R. Binkley, deceased, in Bettie Binkley Lee and Dorothy Jean Reynolds, both a single person, each received a one-half (1/2) undivided interest in described property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to the sole heirs at law.

Further, Affiant saith not.

Dated this 1 day of October 2018.

Rebecca G. Vaughan
Rebecca Vaughn, Affiant

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Rebecca Vaughn, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed

and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 1 day of October, 2018.

Notary Public

My commission expires: 2/21/21



EXHIBIT "B"

A tract of land in the 14th, formerly 24th , Civil District of said County, described according to a copy of a survey made by John Setters, as follows:
BEGINNING at a point in the westerly margin of Highway No. 112, being the southeast corner of this tract; thence westerly 1,011 feet to a point at the southwest corner of an original tract of 61.85 acres, more or less, being what was formerly Frank Weises' southeast corner; thence North 2½ ° East 828 feet to the center of a branch; thence with the center of said branch, South 76½° East 185 feet, North 38° East 132 feet, North 49½ ° East 99 feet to a point; thence South 12° East 511 feet; thence easterly 652 feet to the west margin of Highway No. 112; thence with the margin of the same, South 11½° West 490 feet to the beginning, containing 14.15 acres more or less.