Karen Y Johnson Davidson County
Batch# 175489 AFFIDAVITH
12/18/2018 01:26:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181218-0122919

This instrument prepared based on information
provided by the parties and not independent verification by:
C. Michael Robinson
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
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MAP & PARCEL NUMBER
071 15 0 174.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned having been first duly sworn according to law, deposes and states as follows:

1. That they have personal knowledge of the matters stated in this Affidavit.

2. That James Gilbert died intestate in 2011 leaving his wife Dorothy Gilbert surviving him.

3. That Dorothy Gilbert died intestate on December 29, 2017, unmarried.

4. That Dorothy Gilbert left one child: James Gracy.

5. That at the time of her death Dorothy Gilbert was sole owner of fee simple interest in the following property described below:

> Being Lots Nos. 253 and 254 on the Plan of the Highland Land Company's Subdivision, a plat of which is of record in Book 421, page 14, Register's Office of said County.
>
> Said Lots Nos. 253 and 254 adjoin and front together 50 feet on the easterly side of Pennock Avenue end run back between parallel lines 175 feet to an alley
>
> Being the same property conveyed to James Byrum by deed from Mrs. Eva Elliott, of record in Book 7595, page 817, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James Gilbert and wife Dorothy Jean Gilbert by deed from James Byrum, of record in Book 7632 Page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as 1323 Pennock Avenue, Nashville, Tennessee 37207.

6. That the undersigned, James Gracy, is the sole surviving heir of the decedent.

7. That James Gracy owns the above referenced property in fee simple interest.

8. That there are no debts or encumbrances remaining that are or might become a lien in the aforementioned real estate.

9. That *Tenn. Code Ann.*§ 67-4-409(a)(3)(D) exempts this instrument from tax and *Tenn. Code Ann.* § 67-4-409(a)(5) further provides the valuation oath is unnecessary, said Affidavit being use to evidence transfer of title to the property to a beneficiary.

FURTHER, AFFIANTS SAY NOT.

Dated this the 18 day of DECEMBER, 2018.

James Gracy
JAMES GRACY

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **JAMES GRACY,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or 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 the 18th day of December, 2018.

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

NOTARY PUBLIC

My Commission Expires: 12-7-20