BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 178788 **AFFIDAVITH**
12/28/2018 10:17:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20181228-0125775

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Bettye Choat, after first being duly sworn, states that she is an adult citizen and resident of Branson, Taney County, Missouri.

She further states that she is the mother in law of Albert G. Morgan, Jr. and has known the family for many years. Naomi Ruth Morgan and Albert G. Morgan, Jr. were married. Two children were born of the marriage of Naomi Ruth Morgan and Albert G. Morgan, Jr. The children are Christina Hinners and Cameron Morgan.

Albert G. Morgan, Jr. died intestate on May 18, 2016 leaving Naomi Ruth Morgan, Christina Hinners, and Cameron Morgan as his heirs at law. Affiant is informed that all claims, including funeral expenses have been paid, and there is no probate estate to administer.

Albert G. Morgan, Jr. was the owner of certain improved residential property at 424 Moore Avenue, Nashville, TN 37203.

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Albert G. Morgan, Jr. in Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the above referenced property.

Dated this 11th day of December, 2018

FURTHER AFFIANT SAITH NOT.

Bettye Choat

Bettye Choat

STATE OF Missouri
COUNTY OF Taney

Personally appeared before me, the undersigned Notary Public, Bettye Choat, who being duly sworn states that the statements in the foregoing Affidavit are true and correct to the best of Affiant's information and belief.

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

Tibitha Freeman

Notary Public

My Commission Expires: 04-19-2022

TIBITHA FREEMAN
Notary Public - Notary Seal
State of Missouri
Taney County
My Commission Expires 04-19-2022
Commission # 18159021

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Rains Heights Subdivision, as of record in Book 2663, page 85, Register's Office for said County.

SAID Lot No. 18 fronts 58.00 feet on the northerly side of Moore Avenue and extends back between lines measuring 148.10 feet on the east side and 150.00 feet on the west side to a rear line, which is a broken line, measuring 59.50 feet thereon.

BEING the same property conveyed to Albert G. Morgan, Jr. by Quitclaim Deed from Bobbie Morgan, recorded on the 5th day of September, 2008 of record in Instrument No. 20080905-0091293, said Register's Office for Davidson County, Tennessee. The said Albert G. Morgan, Jr. died on May 18, 2016 leaving Naomi Ruth Morgan, Christina Hinners, and Cameron Morgan as his heirs at law.

Being improved property located at 424 Moore Avenue, Nashville, TN 37215