NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
DEREK LEGGIO	Same	083 13 0 115.00
414 NORWOOD CT		
CIBOLO, TX 78108		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is improved property known as: **1308 Fatherland St., Nashville, Davidson County, Tennessee 37206.**

AFFIDAVIT OF HEIRSHIP

The affiant, Derek Leggio, having been duly sworn according to law, deposes and says:

1. Valerie Jones Leggio owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the west 45 feet of lot No. 109 on the Map of East Edgefield Plan of Lots, of record in Book 21, page 147, Register's Office for said County.

Said part of said lot fronts 45 feet on the southerly side of Fatherland Street and runs back between parallel lines 213 feet to the north line of Walnut Street.

Being the same property conveyed to Valerie Jones Leggio by warranty deed from Frances Jones Bradford of record in Book 6094, page 913, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

2. Valerie Jones Leggio and Valerie Francine Leggio, is one and the same person.

3. Valerie Jones Leggio died intestate on July 5, 2017. Her probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #17P-1369.

Karen Johnson Davidson County
Batch# 186279 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20190122-0005733

4. Valerie Jones Leggio did not have a surviving spouse, as she was not married with she died.

5. Valerie Jones Leggio only had one child born to her during her lifetime, namely: Derek Leggio.

6. Derek Leggio is the sole next of kin / heir at law of Valerie Jones Leggio.

7. Derek Leggio owns a fee simple interest in the real property located at 1308 Fatherland St., Nashville, Davidson County, Tennessee 37206, pursuant to the Tennessee laws of intestate succession.

8. This is improved property known as:
1308 Fatherland St., Nashville, Davidson County, Tennessee 37206.

9. Further, affiant saith not.

DEREK LEGGIO

STATE OF Texas)
COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEREK LEGGIO, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Universal (city), Texas (State) this 24 day of January ~~2017.~~ 2018

NOTARY PUBLIC

My commission expires: 30 June 2021

REGINA B. STOWERS
Notary Public, State of Texas
Comm. Expires 06-30-2021
Notary ID 126934638