This Instrument Prepared By:
Foundation Title and Escrow Franklin
9175 Carothers Parkway, Ste. 105
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 194213 AFFIDAVITH
02/12/2019 08:38:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0012876

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of February, 2019, before me personally appeared Judy V. Watson, 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 5516 Greenmere Drive, Plano, TX 75093 and has been familiar with the family history for 71 years of Billy W. Vaughan, deceased, the owner of the following property:

See Exhibit "A."

That Affiant knew Billy W. Vaughan (Decedent) for entire life of the Decedent and is familiar with Decedent's family history;

And that said Decedent died on the January 2, 2018, and that the place of residence and homestead, at the time of death, was as follows:

451 Oakley Drive, Nashville, TN 37220

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

1.	Name	Address
a. Surviving Spouse		
b. Children	JUDY V. WATSON JOAN V. GOODRICH JEFFREY J. VAUGHAN JERRY C. VAUGHAN, SR. JENNIFER V. HUDSON	
c. Children of deceased children		
d. Adopted children		
e. Children of deceased adopted children		

(if non above, go to 2)

2.

a. Parent(s)

(if none above, go to 3)

3.

a. Brother(s)/sister(s)

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

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:

And said deceased left a will and that the debts against said estate have been paid.

Affiant has made this Affidavit to induce Old Republic National Title Insurance Company, Foundation Title & Escrow Series, LLC and Chapman and Rosenthal 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 Old Republic National Title Insurance Company, Foundation Title & Escrow Series, LLC and Chapman and Rosenthal and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Judy V. Watson by Joan V. Goodrich, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 1st day of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 1004, as shown on the map entitled Brentwood Hall Section 14, of record in Plat Book 2663, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

A triangular shaped tract of land located in the Sixth Civil District of Davidson County, Tennessee, lying between Lot No. 1004, Section 14, Plan of Brentwood Hall Subdivision of record in Book 2663, pag 129, R.O.D.C., Tennessee, and the northerly line of a tract of land conveyed to Dorothy Anne C. Aldred and husband, William H. Aldred, by Carmack Cochran, et ux, by deed dated August 1, 1958 and of record in Book 2883, page 146, R.O.D.C., Tennessee, and more particularly described as follows:

Beginning at a point in the south line of Lot No. 1004, the north line of the Aldred property, which point is approximately 174 feet west from the westerly margin of Cochran Drive, extended; running thence in a northeasterly direction, 104.5 feet to a point in the boundary line between Lot No. 1004 and Lot No. 1005; running thence generally south 52 feet, more or less, with the boundary line between Lot No. 1004 and Lot No. 1005 projected to a point in the northerly line of the Aldred property, which point is 92.5 feet, more or less, from the westerly margin of Cochran Drive, extended; thence with the northerly line of the Aldred property, north 84Â° 23' west 56.5 feet, more or less, to a point in said line; continuing north 85Â° 13' west, 25 feet to the point of beginning.