Karen Johnson Davidson County
Batch# 208765 AFFIDAVITH
03/22/2019 03:07:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190322-0026358

This instrument was prepared by: Beck & Beck Attorneys
4205 Gallatin Road
Nashville, Tennessee 37216

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Trudie Verble 2415 Porter Road Nashville, Tennessee 37206	SAME	073 13 0 037.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Affiant, **TRUDIE VERBLE**, after first being duly sworn, states that she is an adult citizen and resident of Nashville, Davidson County, Tennessee. **PEGGY R. BIRDWELL** had two (2) children, Randy L. Birdwell and Trudie Verble, with Trudie Verble being the only surviving child of **PEGGY R. BIRDWELL**, at the time of her death on October 28, 2016. **PEGGY R. BIRDWELL** was widowed at the time of her death on October 28, 2016, her husband was **MITCHELL L. BIRDWELL**, his date of death being February 27, 1996. Therefore, I state that **TRUDIE VERBLE** is the sole heir at law and only beneficiary of her mother, **PEGGY R. BIRDWELL**, who died on October 28, 2016.

Being the daughter of PEGGY R. BIRDWELL and sole heir, TRUDIE VERBLE, I would state that TRUDIE VERBLE has paid all claims, including funeral expenses of her mother, PEGGY R. BIRDWELL.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by **PEGGY R. BIRDWELL** in Davidson County, Tennessee, or elsewhere and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee described as

follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County.

Said lot fronts 75 feet on the northerly side of Porter Road and runs back 194.9 feet on the easterly line and 165.8 feet on the westerly line to a dead line in the rear on which it measures 80.6 feet.

Being part of the property conveyed to Harlan Construction Company, Inc. by deed from Twin Lawn Development Company, Inc., of record in Book 3279, page 169, said Register's Office.

Being the same property conveyed to Mitchell L. Birdwell and wife, Peggy R. Birdwell, by deed from Harlan Construction Company, Inc. of record in Book 102, page 217, said Register's Office, the said Mitchell L. Birdwell and Peggy R. Birdwell now being deceased, the property then vested solely in Trudie Verble.

The conveyance is made subject to the restriction that no swine are to be kept or raised on the above described property.

Further, Affiant saith not.

Trudie Verble

Trudie Verble

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Trudie Verble** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2019.

Amanda Pedigo

NOTARY PUBLIC

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022