Karen Johnson Davidson County
Batch# 210145 AFFIDAVITH
03/26/2019 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190326-0027189

AFFIDAVIT OF HEIRSHIP

Comes now the undersigned, being duly sworn, this 25 day of March, 2019, and makes oath that the following statements are true and accurate:

1. That the undersigned is a resident of Davidson County, Tennessee, and has known the family of Phyllis Annette Russell, deceased, as a Friend for some 30 years.

2. That Ruby Estelle Spencer died testate in January 2002 with her unprobated will devising all property to her daughter Phyllis Annette Russell, son Howard Wayne Spencer, son Lynn Gilbert Spencer and grandson James Lee Spencer upon the death of her husband, Lonnie E. Spencer. Lonnie E. Spencer predeceased his wife having died in 1996.

3. That Ruby Estelle Spencer was survived by her three children, namely, Phyllis Annette Russell, Howard Wayne Spencer, and Lynn Gilbert Spencer.

4. That Ruby Estelle Spencer Russell had no other children, either by birth or adoption.

5. That Phyllis Annette Russell died intestate and unmarried in September, 2018.

6. That Phyllis Annette Russell was survived by her brother being Howard Wayne Spencer.

7. That Phyllis Annette Russell was survived by the issue of her other brother being Lynn Gilbert Spencer.

8. That Phyllis Annette Russell had no other siblings.

9. That Phyllis Annette Russell had no children, either by birth or adoption.

10. That Phyllis Annette Russell was not survived by parents or grandparents.

11. That Lynn Gilbert Spencer died intestate in November 2015 being survived by his spouse, Georgia Faye Spencer, and two children, namely, Brian Russell Spencer and Terrie Lynne Weekley.

12. That Lynn Gilbert Spencer had no other children, either by birth or adoption.

13. That the undersigned is over 18 years of age and of sound mind and disposition.

14. That the undersigned acknowledges that Realty Title & Escrow Company, Inc., and its title insurance underwriter involved in the pending sale of that property located at 536 Landau Dr a/k/a 6526 Sprint Dr, Nashville, Tennessee, are relying on the accuracy of the representations contained herein in conducting the closing, insuring title and preparing documents and would not otherwise conduct the closing, insure title or prepare the documents unless such representations were made.

In Witness Whereof and in testimony hereto I have signed my name:

James Edwards

STATE OF Tennessee
COUNTY OF Wilson

Subscribed and sworn to before me this 25 day of March, 2019.

Notary Public

My Commission Expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 25 day of March, 2019.

Cheri D. Bayer
Notary Public

My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

#77062

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

