This instrument prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main Street
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 217027 AFFIDAVITH
04/12/2019 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190412-0033581

AFFIDAVIT OF HEIRSHIP OF

William F. Sullivan

1. Affiants are as follow:

Barbara Ann Stanfill
7083 River Road Pike
Nashville, TN 37209

Norma Guye
8584 Sawyer Brown Road
Nashville, TN 37221

2. That William F. Sullivan died on August 23, 2007 and was widowed at the time of his death.

3. William F. Sullivan was the natural parent of four (4) children: Patrick Stephen Sullivan, Michele Hunter, James William Sullivan, and Pamela Anderson. No other children were born to or adopted by William F. Sullivan during his lifetime.

4. This affidavit is being provided to clarify title to all real property owned by William F. Sullivan at the time of his death, including but not exclusive to the property being described as follows:

See attached Exhibit "A"

5. The affiants were acquainted with William F. Sullivan and his family and know the above stated facts to be true and accurate.

6. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan.

7. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING Old Republic National Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by Old Republic National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Old Republic National Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan on this the 29th day of March, 2019.

Barbara Ann Stanfill

Barbara Ann Stanfill

Norma Guye

Norma Guye

Sworn to and subscribed before me this the 29th day of March, 2019.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **Barbara Ann Stanfill and Norma Guye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 29th day of March, 2019.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit "A"
Property Description

Parcel A

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made July 17, 1926 by Ed L. Smith, as follows:

Beginning at a Red Oak 1 pole south of a Beech, being Jordan Pardue's Southwest corner; running thence 26 degrees West 30 poles; thence South 32 degrees West 14 poles; thence South 34 poles; thence South 74 degrees East 50 poles; thence South 12 degrees East 16 poles; thence South 74 degrees East 22 poles; thence North 56 degrees East 12 poles; thence North 33 degrees East 28 poles; thence North 78-1/2 degrees East 25 poles to Everett Sullivan's Southwest corner; thence with Everett Sullivan's west line as follows: North 8 degrees West 25-3/4 poles to a Poplar; North 7 degrees East 18 poles to a Sugar Tree; North 9 degrees West 21-3/4 poles; North 30 degrees West 7-4/5 poles to a Beech; North 36 degrees West 12 poles to a Beech; North 74 degrees West 11.9 poles to a Persimmon; North 3 degrees East 26-1/3 poles to a Black Gum; North 12 degrees West 11-1/2 poles to a stone and dead Hickory pointer; North 88-1/2 degrees West 14 poles to a Red Oak and Chestnut, Jordan Pardue's Southeast corner; thence with Pardue's south line as follows: North 82-1/2 degrees West 14 poles to a Red Oak and Hickory; West 20 poles to a Beech; South 76 degrees West 9-1/2 poles to an Elm and Hickory; South 32-1/2 degrees West 14 poles to the beginning, containing 61-1/4 acres, more or less.

Being the same property conveyed to William F. Sullivan by deed from Leland J. Dugger and wife, Nan B. Dugger, dated 12/03/1946 of record at Book 1427, Page 263, Register's Office for Davidson County, Tennessee.

Parcel B

Lying in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described as follows:

Tract No. I: Beginning at a White Oak on the top of a ridge S.E. corner of an 80 acre tract of land conveyed by Emma Givens and others to Casper Sullivan, Everett Sullivan and Harvey Sullivan, by deed of record in Book 498, Page 496, Register's Office for said County; thence North 77 degrees West 16 poles to a stake; thence North 44 degrees West 14 poles to a stake, with Red Oak and White Oak pointers, Harvey Sullivan's S.E. corner; thence with his line North 8 degrees West 25-3/4 poles to a poplar, North 7 degrees East 18 poles to a sugar tree, 3 poles East of the S.W. corner of an 81.8 acre of land, formerly known as the W.D. Stringfellow tract, North 9 degrees West 21-3/4 poles to a gate post on north edge of road, North 30 degrees West 7-4/5 poles to a Beech, North 86 degrees West l2 poles to a Beech, North 74 degrees West 11.9 poles to a stake, with Persimmon pointers, North 3 degrees East 15-1/3 poles to a Black Gum, North 12 degrees West 11-1/2 poles to a stone, with dead Hickory pointer, in the South boundary line of the aforesaid Stringfellow tract; thence with said line North 85-1/2 degrees West 14 poles to a stake in same, with Red Oak a Chestnut pointers; thence North 49 degrees West 49-1/2 poles to a Dogwood, said Harvey Sullivan's corner in the N.W. line of said Stringfellow tract; thence with the same, North 38-1/2 degrees East 43-3/5 poles to a stake, (formerly a Beech), said Harvey Sullivan's N.E. corner; thence South 59-1/2 degrees East 34 poles to a Chestnut Oak on a ridge; thence South 84-1/2 degrees East 22 poles to a stake, Chestnut pointer on a ridge, Jasper Sullivan's N.W. corner; thence with his line South 21 degrees East 26 poles to a Red Oak on a South point, his corner; thence South 35 degrees East 32-1/2 poles to a fence post at the corner, of Everett Sullivan's yard; thence with Jasper Sullivan's line South 15 degrees East 44 poles to a rock on a steep hill side; his corner above a cave, with two Red Oaks marked as pointers; thence South 42 degrees West 13 poles to a Sugar tree in the south boundary line of Stringfellow tract, his corner; thence with line of same West 1 pole to two Lynns, corner of said 80 acre tract above referred to; thence with line of same South 50 poles to the beginning, containing 46 acres, more or less.

Tract No. II: Beginning at a White Oak on a ridge on southeast corner of an 81.8 acre tract of land formerly belonging to Stringfellow; thence with line of said tract North 20-3/4 degrees West 130 poles to a Hickory, northeast corner of said tract; thence South 74 degrees West, 44 poles to a stake; thence North 84-1/2 degrees West 14 poles to a stake with Chestnut pointer on ridge, Everett Sullivan's northeast corner; thence with his line South 21 degrees East 26 poles to a Red Oak, his corner on a south point; thence South 35 degrees East 32-1/2 poles to a fence post at the corner of Everett Sullivan's yard; thence with his line South 15 degrees East 44 poles to a rock on the hillside above a cave two Red Oaks marked as pointer at his corner; thence South 42 degrees West 13 poles to a sugar tree in the south boundary line of the aforesaid 81.8 acre Stringfellow tract; thence with the south boundary line of said tract South 87 degrees East 78.04 poles to the beginning, and containing 47 acres, more or less.

Being the same property conveyed to William F. Sullivan and wife, Shirley C. Sullivan, by Warranty Deed from Everett Sullivan and wife, Bessie Sullivan, dated 03/18/1952 of record at Book 2345, Page 251, Register's Office for Davidson County, Tennessee. The said Shirley C. Sullivan having since died on or about 02/15/2001, leaving William F. Sullivan the surviving tenant by the entirety.

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of April, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY