NAME AND ADDRESS OF OWNER:
Ann Hays-Pierce
John David Ivey
394 Freedom Drive
Murfreesboro TN 37127

This Instrument Prepared By:
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
SAME

Map & Parcel: 094 03 0 001.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Karen Johnson Davidson County
Batch# 218691 AFFIDAVITH
04/16/2019 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190416-0035029

The undersigned being duly sworn, deposes and says:

1. I, Deborah Murphy, am a citizen of Wilson County, State of TENNESSEE, and I am acquainted with the family of Annie Marie Twyman.

2. I have personal knowledge of the matters stated in this Affidavit.

3. Annie Marie Twyman, who was a resident of Davidson County, State of Tennessee, died on December 29, 2019.

4. At the time of her death, Annie Marie Twyman owned the following described property:

   LAND in Davidson County, Tennessee, and being all of Lot No. 12, Section One, Fortland Park, according to survey and plat of same appearing of record in Book 2663, page 61, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

   SAID Lot No. 12 fronts 79.9 feet on the westerly side of Riverside Drive and extends back between parallel lines 130 feet to a dead line.

5. At the time of her death, Annie Marie Twyman was unmarried and had the following living children: Ann Hays-Pierce and John David Ivey. She had

no other children or adopted children during her lifetime, including no children who predeceased her.

6. This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et-seq., Tennessee Code Annotated, to help establish and reflect the heirship with respect to real property.

Further affiant sayeth not.

Deborah Murphy

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 Deborah Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of March, 2019.

Notary Public
My commission Expires: 01/15/2020

KELLY J. BRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

T.C.A. § 67-4-409 (a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409 (a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the herein described property to the heirs-at-law.

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY