INSTRUMENT PREPARED BY:
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Lavergne, TN 37086

Karen Johnson Davidson County
Batch# 219403 **AFFIDAVITH**
04/18/2019 08:51:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190418-0035681

AFFIDAVIT OF HEIRSHIP
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
809 Xavier Court, Antioch, TN 37013
Owned by Theresa Lee Elledge (Decedent)
Of Record - Book 6757, Pgs. 462-463
Register's Office for Davidson County, Tennessee

After being duly sworn the undersigned, Charles Flippen, avers as follows:

1. That he is familiar with the estate and heirs of Theresa Lee Elledge (Deceased), a resident of Davidson County, Tennessee, having had personal knowledge of her and her family in the capacity of one of her sons;
2. That Theresa Lee Elledge owned real estate located at 809 Xavier Court, City of Antioch, County of Davidson, State of Tennessee as evidenced by a quitclaim deed for record in Book 6767, Pages 462-463, Register's Office for Davidson County, Tennessee;
3. That Theresa Lee Elledge died testate on July 28, 2018, but her heirs have decided not to probate the will thus vesting the property in the heirs at law;
4. That the only known last will and testament of Theresa Lee Elledge devises the subject property specifically to the heirs at law;
5. That at the time of her death, Theresa Lee Elledge was divorced;
6. That at the time of her death, Theresa Lee Elledge had three (3) adult children: Mark Flippen of Lavergne, Rutherford County, Tennessee; Charles Flippen of Antioch, Davidson County, Tennessee; and Tonya Ferryman of Old Hickory, Davidson County, Tennessee;
7. That as a result of the death of Theresa Lee Elledge, her only heirs at law are her two (2) sons Mark Flippen and Charles Flippen and one (1) daughter, Tonya Ferryman;
8. That I, Charles Flippen, am the biological son of Theresa Lee Elledge;
9. That Charles Flippen is above the age of majority and not under any type of disability that diminishes his mental capacity;

10. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Theresa Lee Elledge and that it will be relied on to certify proper transfer and title to the real estate owned by Theresa Lee Elledge located at 809 Xavier Court, Antioch, TN 37013, as more fully described in Exhibit B attached hereto and incorporated herein by reference;
11. That the undersigned agrees to indemnify and hold harmless, Watauga Title Company from any and all claims that may be made against them by or on account of the death of Theresa Lee Elledge, whether they be for debts, claims, judgments, or Federal Estate Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Theresa Lee Elledge as a result of providing false and misleading information.

Executed this 5th day of April, 2019.

Charles E. Flippen
CHARLES FLIPPEN

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Charles Flippen swore to and executed this document in my presence this 5th day of April, 2019.

NOTARY PUBLIC My commission expires: 10/16/22

MICHAEL LANDIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-16-2022