This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067
File No. 2019-0398

Karen Johnson Davidson County
Batch# 221870 AFFIDAVITH
04/25/2019 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190425-0037992

Affidavit of Heirship of Hattie M. Whitaker

STATE OF Tennessee
COUNTY OF Davidson

Affiant, Clifford Bradford, after first being duly sworn, hereby deposes and says as follows:

1. That Affiant, Clifford Bradford, is an adult citizen and resident of Davidson County, Tennessee, State being 68 years of age, and residing at 1113 North 8th St. Nash, TN 37207;

2. That herein contained is based upon personal knowledge and familiarity of Hattie M. Whitaker who died on May 23, 2016.

3. That Hattie M. Whitaker was single at the time of her death;

4. That Hattie M. Whitaker only children are Andy S. Whitaker, Felicia J. Whitaker, Frederick E. Whitaker, Marilyn Williams and Cecilia W. Joyner.

5. That Hattie M. Whitaker had no children who predeceased her; and

6. The Affiant has no knowledge of Hattie M. Whitaker having any children born out of wedlock.

7. That this affidavit is freely given pursuant to Tennessee Code Annotated §30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property owned by Hattie M. Whitaker in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to a parcel of real property in Davidson County, Tennessee, being more particularly described as follows:

8. The affiant confirms he or she is not related by blood or marriage to any of the persons named herein, and has no financial interest in the property known as

Land in Davidson County, Tennessee, being the northerly 1.5 feet of Lot No. 312 and all of Lot Nos. 313 and 314 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 312 and all of Lot Nos. 313 and 314 front together 63.5 feet on the easterly side of North 8th Street and extend back between parallel lines 165 feet to an alley, measuring 63.5 feet thereon.

Being the same property conveyed to Eugene Whitaker and wife, Hattie M. Whitaker by Warranty Deed from Landis W. Moore and wife, Virgie E. Moore of record in Book 3644, Page 215, Register's Office for Davidson County, Tennessee, dated October 25, 1963 and recorded on October 25, 1963. The said Eugene Whitaker died on or about May 11, 2015, leaving Hattie M. Whitaker as tenant by the entirety.

Being the same property conveyed to Hattie M. Whitaker (Widow) and Andy (A Married Person) by Quitclaim Deed from Hattie M. Whitaker (Widow) of record in Instrument No. 20150901-0088704 Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on September 1, 2015.

Being the same property conveyed to Andy S. Whitaker (A married person) by Quitclaim Deed from Andy S. Whitaker (A married person) of record in Instrument No. 20160823-0087999 Register's Office for Davidson County, Tennessee, dated July 31, 2016 and recorded on August 23, 2016.

Being the same property conveyed to Andy S. Whitaker (A Married Person), Felicia J. Whitaker (A Single Person), Frederick E. Whitaker (A Married Person), Marilyn Williams (A Married Person) and Cecilia W. Joyner (A Married Person) by Quitclaim Deed from Andy S. Whitaker (A Married Person) of record in Instrument No. 20181008-0099606, Register's Office for Davidson County, Tennessee, dated October 4, 2018 and recorded on October 8, 2018.

Being also known as 1111 North 8th Street Nashville, Tennessee 37207.

Further, affiant saith not.

Edward E Bradford

Affiant –

Sworn to and subscribed before me this 28 day of March, 2019.

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dejuan L. Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of March, 2019.

DEJUAN L. BUFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12-29-20

(SEAL)

201904250037992

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 5-30-21

