Karen Johnson Davidson County
Batch# 221994 AFFIDAVITH
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20190425-0038144

Prepared by:
Dennis Wright, Atty
4119 Celina Drive
Nashville, TN 37207-1202

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April 2019, before me personally appeared Mildred U. Christian, "Affiant," who having been duly sworn, deposes and *says:*

That she is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee.

That she was personally acquainted with Mary Jean Duncan, "Decedent", as a friend and co-worker at Madison Church of Christ, for over 40 years during decedent's lifetime and was familiar with Decedent's family history;

That Decedent, Mary Jean Duncan, died on March 11, 2019, a resident of Davidson County, Tennessee, residing at 405 Columbus Trace Ct, Madison, TN 37115.

That Decedent was survived by the following persons:

		NAME & ADDRESS
1.	Surviving Spouse	None
2.	Surviving Children	None
3.	Deceased Children	None
4.	Children of Deceased Children	None
5.	Adopted Children	Elizabeth Spears 405 Columbus Trace Ct, Madison, TN 37115.
6.	Surviving Parent or Parents	None

The 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 any real or personal property owned by Mary Jean Duncan

That she acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by closing attorneys or Title Companies in the issuance of its title policy covering the premises described as follows:

BEING Apartment Unit No. 405 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Carl L. Duncan and wife, Mary Jean Duncan, by deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 6674, Page 516, Register's Office for Davidson County, Tennessee, the said Carl L. Duncan, having since died.

This is improved property known as 405 Columbus Trace Ct, Madison, TN 37115.

Further, Affiant saith not.

Mildred U. Christian, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mildred U. Christian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2019.

Notary Public

Commission Expires:

DENNIS WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020