Karen Johnson Davidson County
Batch# 223419 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20190429-0039278

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes, **Minnie L. Seagraves** (hereinafter called "affiant"), who, being first duly sworn, does say upon oath that the affiant is the sole heir at law of **Lewis Ray Seagraves** , who died intestate in Wilson County, Tennessee, on April 27, 2013, as one-half owner of land located at 1022 Prim Drive, Madison, TN 37115, see Exhibit "A" attached hereto to:

Affiant does further say upon oath that affiant know of her own knowledge that the property was conveyed by Rebecca Seagraves, a one-half interest to Lewis Ray Seagraves on January 16, 2010. The said Lewis Ray Seagraves was unmarried at the time of his death. Lewis Ray Seagraves had one child, a daughter, during his lifetime, natural or adopted. His daughter died at the age of 14 years without issue.

Affiant does further say that she knows of her own knowledge that all claims, debts and inheritance taxes due or which might be or become due and owing against the estate of Lewis Ray Seagraves have been paid in full, or there are sufficient funds in which to pay said debts. There is no mortgage filed against the property and that the gross value of the taxable Estate of Lewis Ray Seagraves was under the statutory limit required for the payment of taxes in the State of Tennessee.

Affiant make this affidavit in order to clear the record title and as a material inducement to title company and/or its agent, to issue title insurance on said property with the full knowledge that the purchaser and title company and/or agent will rely upon the facts herein stated as being true.

And further, Affiant says not.

Dated this 17 day of April, 2019.

Minnie L Seagraves _____

Minnie L. Seagraves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office on this 17 day of April, 2019.

Notary Public

My Commission Expires:

3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A" **GF#: 21595**

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 161 on the Map of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 44, Register's Office for said County.

Said Lot No. 161 fronts 110.0 feet on the southeast margin of Prim Drive and extends back 416.9 feet on the southwest line and 475.3 feet on the northeast line, which is a broken line, to a dead line in the rear measuring 58.0 feet thereon.

BEING the same property conveyed to Lewis Ray Seagraves and Rebecca Seagraves by Quitclaim Deed from Minnie Lou Seagraves, retaining unto herself a life estate, dated February 25, 2004, and filed in Instrument No. 20040228-0021657, said Register's Office, the said Lewis Ray Seagraves having conveyed all his right, title and interest to Rebecca Seagraves by Quitclaim Deed filed in Instrument No. 20050506-0051418, said Register's Office. The said Rebecca Seagraves having conveyed a one-half interest to Lewis Ray Seagraves by Quitclaim deed dated January 16, 2010, and filed in Instrument No. 20100126-0006694, said Register's Office.