This Instrument prepared by and return to:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 227632 **AFFIDAVITH**
05/08/2019 03:41:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190508-0043321

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of February, 2019, before me personally appeared CRAIG ROBINSON, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides in Davidson County, Tennessee, and has been familiar with the family history for 17 years of JOHN E. WINN, SR., deceased, who was the owner of the following property:

See Exhibit "A."

And that said decedent died on the 20th day of June, 2012, and that the place of residence and homestead, at the time of death, was as follows:

2517 Batavia Street
Nashville, TN 37208

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

			NAME	ADDRESS
1.	a.	**Surviving Spouse** Decedent's wife Ethelreen Winn predeceased decedent on June 3, 2010, and decedent did not remarry.	NONE	
	b.	**Children**	Ellen Renee Winn Sanders	160 Cobblestone Place Goodlettsville, TN 37072
			Shondrea Winn	507 Sunset Circle Nashville, TN 37207
			John Winn, Jr.	733 Richards Road Antioch, TN 37013
			Delores Laryea	733 Richards Road Antioch, TN 37013

c.	**Children of deceased children** Decedent's child Teresa Yvonne Turner predeceased decedent on October 27, 2011 and had only one child in her lifetime, Jarvis Turner)	Jarvis Turner	576 Phipps Drive Nashville, TN 37218
d.	**Adopted children**	NONE	
e.	**Children of deceased adopted children**	NONE	

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:
Names of minors: NONE

And said deceased left a will.

And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

FURTHER SAITH AFFIANT NOT.

Craig Robinson

CRAIG ROBINSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal of office, this 11th day of February, 2019.

My commission expires: 11/8/2021

NOTARY PUBLIC

GRANT HAUN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: GRN-1901034SSO

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Being Lot No. 62 on the Map of Faulconer and Ashcraft's Subdivision, as of record in Book 57, page 121, Register's Office for said County.

Said Lot No. 62 fronts 62 feet on the southerly side of Batavia Street and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to John E. Winn and wife, Ethelreen Winn by Installment Deed from Nick Stuart and wife, Edith R. Stuart dated August 12, 1967 and recorded August 30, 1967 in Book 4166, Page 460, in said Register's Office for Davidson County, Tennessee.