This Instrument Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Karen Johnson Davidson County
Batch# 229785 AFFIDAVITH
05/14/2019 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190514-0045238

The undersigned does hereby state and affirm as follows:

1. That PAUL E. DICKENS owned that certain real property more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 of Section "D" on the Plan of E.I. DuPont deNemours and Company's Subdivision as of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 57 feet on the Easterly side of Berry Street and extends back 64.7 feet on the Northerly line and 64.8 feet on the Southerly line to the Westerly line of Lots No. 70 and 71, measuring 57 feet thereon.

Being the same property conveyed to Marilyn J. Dickens, unmarried by Quit Claim Deed from Sarah Rose Card, a married Woman dated January 4, 2018 and recorded January 5, 2018 as Instrument No. 20180105-0001535, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 044 15 0 255.00

PROPERTY ADDRESS: 1009 Berry Street, Nashville, TN 37138

2. That PAUL E. DICKENS died intestate on August 1, 2017 in Davidson County, Tennessee;

3. That MARILYN J. DICKENS, spouse, and SARAH ROSE CARD, daughter, are the sole heirs at law of PAUL E. DICKENS;

4. That MARILYN J. DICKENS, spouse, and SARAH ROSE CARD, daughter, are the exclusive co-owners of marketable, fee simple title to said real property;

5. That SARAH ROSE CARD, daughter, did convey all of her right, title and interest to the above-described real property to MARILYN J. DICKENS, spouse, by instrument of record in Instrument No. 20180105-0001535 in the Register's Office for Davidson County, Tennessee;

6. That GAYLE ROGERS also affirmed the information contained herein by an

Affidavit of Heirship of record in Instrument No. 20180105-0001534 in the Register's Office for Davidson County, Tennessee;

7. That SUMMER WELCH is the daughter of MARILYN J. DICKENS and the step-daughter of PAUL E. DICKENS and does join in the execution to affirm the information contained herein;

8. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the estate of PAUL E. DICKENS;

9. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

10. That the undersigned makes this statement for the express purposes of inducing First American Title Insurance Company to insure title to said real property to be free from adverse claims or liens, and of enabling MARILYN J. DICKENS, spouse, and SARAH ROSE CARD, daughter, to receive the consideration for the sale of said real property;

11. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of North American Title Insurance Company or First American Title Insurance Company;

12. That in consideration of the issuance of title insurance by First American Title Insurance Company, the undersigned agrees to indemnify and hold harmless North American Title Insurance Company or First American Title Insurance Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned MARILYN J. DICKENS, spouse, and SARAH ROSE CARD, daughter, or the estate of PAUL E. DICKENS.

Dated this 10 day of May, 2019.

[SIGNATURES ON THE FOLLOWING PAGES]

NAME: SUMMER WELCH

Sworn to and subscribed before me this 10th day of May, 2019.

SEAL



Notary Public
Commission Expires:_____

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared SUMMER WELCH to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 10th day of May, 2019.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:_____

NAME: MARILYN J. DICKENS

Sworn to and subscribed before me this 10th day of May, 2019.

SEAL

Notary Public
Commission Expires:_____

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MARILYN J. DICKENS to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 10th day of May, 2019.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:_____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)