Karen Johnson Davidson County
Batch# 241909 AFFIDAVITH
06/11/2019 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190611-0056008

NAME AND ADDRESS OF OWNER:
Jay Frank Moore
107 Stonefield Drive
Mt. Juliet, TN 37122

This Instrument Prepared By:
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
Same as above

Map & Parcel: 053 07 0 056.00
053 07 0 057.00
053 07 0 058.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The undersigned being duly sworn, deposes and says:

1. I, *Bryan Keith Faulkner am a citizen of Wilson County, State of Tennessee and I am acquainted with the family of Mary Tomlin Moore.

2. I have personal knowledge of the matters stated in this Affidavit.

3. Mary Tomlin Moore, who was a resident of Davidson County, State of Tennessee, died on February 25, 2017.

4. At the time of her death, Mary Tomlin Moore was unmarried, had one living child, Jay Frank Moore, and no children that predeceased her.

5. At the time of her death Mary Tomlin Moore held title to the property described on the attached Exhibit A.

Further affiant sayeth not.

Bryan Keith Faulkner
*Bryan

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Brian~~ Keith Faulkner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained. *Bryan

Witness my hand at office this 25th day of May, 2019.

Brittany Bruce
Notary Public
My commission Expires: July 6th 2020

BRITTANY BRUCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

T.C.A. § 67-4-409 (a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409 (a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the herein described property to the heirs-at-law.

Exhibit A

Tract 1 (053 07 0 056.00):

Being a part of Lot 32, Section F, Village F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in Register's Office for Davidson County, Tennessee; fronting 130.2 feet on Riverside Road, containing 0.63 acres, more or less.

And further being a part of Lot No. 33, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: (1) BEGINNING with an iron pin on the northeast corner of Lot No. 33 and running thence the following courses and distances: (1) In a southerly direction along a curve, having radius of 345.2 feet, on westerly margin of Riverside Road 67.5 feet to an iron pin; thence (2) North 83 degrees 42' West 164.4 feet to an iron pin; thence (3) North 0 degrees 53' East 103.8 feet to an iron pin; thence (4) South 72 degrees 44' East 195.6 feet to an iron pin the point of beginning, containing .33 acres, more or less.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Quitclaim Deed filed for record on July 16, 1999 in Book 11575, page 831, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety.

Tract 2 (053 07 0 057.00):

Land in Davidson County, Tennessee, being a part of Lot No. 32 on the revised plan of Section "F", Village of Old Hickory, as of record in Book 1424, page 131, Register's Office of said County, described as follows:

Beginning at a point in the westerly margin of Riverside Road 63 feet south of the common corner of Lots Nos. 31 and 32; thence in the southerly direction along said road 64.7 feet to a point; thence in a westerly direction across said Lot No. 32, 200 feet to a point in the center line of a private road called Dismukes road, said point being 100 feet south of the common corner of lots No. 50 and 32; thence in a northerly direction along said Dismukes road 50 feet to a point; thence in easterly direction across said lot No. 32, 226.5 feet to the point of beginning. According to an unrecorded survey made by N. G. Jenkins, a surveyor, on June 14, 1961.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Warranty Deed filed for record in Book 3249, page 340, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety.

Tract 3 (053 07 0 058.00):

BEING part of Lot Nos. 32 and 33 on the plan of Village of Old Hickory Subdivision, of record in plat book 1424, page 131, in the Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the West margin of Riverside Road at the common front corner between Lot Nos. 32 and 33 of the above Subdivision; thence Southerly with the West margin of said Road as relocated South 28° 12' West 69.48 feet to the beginning of a curve to the right at the intersection of 20th Street, as now relocated; thence along said curve, having a radius of 25 feet, a distance of 41.7 feet to the end of said curve; thence Westwardly along the North margin of 20th Street as relocated, North 56° 13' West 2.04 feet to a point and continuing Westwardly with the margin of 20th Street following the arc of curve with a radius of 531.39 feet, a distance of 131.54 feet to a point on the common rear line of Lot Nos. 33 and 62 of the above Subdivision; thence Northerly along said common rear line of Lots 33, 61 and 62, a distance of 70.2 feet to a point on the rear line of Lot No. 61; thence Southeastwardly along the dividing line between Parcel No. 57 and 58 on Metro Tax Map No. 53-7, a distance of 196.02 feet to the point of beginning and containing 16,600 square feet, more or less.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Warranty Deed filed for record on January 5, 1977 in Book 5103, page 13, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety.

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

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

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY