Karen Johnson Davidson County
Batch# 246279 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
20190620-0059597

This instrument prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main Street
Ashland City, TN 37015

AFFIDAVIT OF HEIRSHIP OF

William F. Sullivan

1. Affiants are as follow:

Patrick Stephen Sullivan
~~7105 River Rd PK~~
Nashville TN 37209

Pamela Anderson
520 Landau Drive
Nashville, TN 37209

James William Sullivan
~~7091 River Road Pike~~
Nashville, TN ~~37209~~
8572 Sawyer Brown Rd
Nash TN 37221

2. William F. Sullivan died on August 23, 2007 and was widowed at the time of his death.

3. William F. Sullivan died testate, his Last Will and Testament was probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No: 07P-1507. Under the terms of the Last Will and Testament it was necessary to determine the "children" of decedent.

4. William F. Sullivan was the natural parent of four (4) children: Patrick Stephen Sullivan, Michele Hunter, James William Sullivan, and Pamela Anderson. No other children were born to or adopted by William F. Sullivan during his lifetime.

5. This affidavit is being provided to clarify title to all real property owned by William F. Sullivan at the time of his death, including but not exclusive to the property being described as follows:

See attached Exhibit "A"

6. The affiants were acquainted with William F. Sullivan and his family and know the above stated facts to be true and accurate.

7. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan.

8. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING Old Republic National Title Insurance Company and/or First American Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by Old Republic National Title Insurance Company, and/or First American Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Old Republic National Title Insurance Company and/or First American Title Insurance Company its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

9. Further affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan on this the 20 day of May, 2019.

Patrick Stephen Sullivan

Patrick Stephen Sullivan

Sworn to and subscribed before me this the 20 day of May 2019.

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 8/27/22

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **Patrick Stephen Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20 day of May, 2019.

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 8/27/22

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan on this the 20 day of May, 2019.

James W Sullivan

James William Sullivan

Sworn to and subscribed before me this the 20 day of May 2019.

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 8/27/22

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **James William Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20 day of May, 2019.

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 8/27/22

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of William F. Sullivan on this the 20 day of May, 2019.

Pamela Anderson

Pamela Anderson

Sworn to and subscribed before me this the 20 day of May, 2019.

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 8/27/22

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **Pamela Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20 day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 8/27/22

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

7285 STRINGFELLOW ROAD
LAND DESCRIPTION
Exhibit A to Warranty Deed
Page 1 of 2

Lying in Davidson County, Tennessee, described as follows:

Beginning at a 30 inch diameter White Oak tree (SPC N: 653999.76' E: 1688766.99') common corner with Roderick Thurley recorded in Deed Book Instrument Number 20030127-0011193 and Nioka Jones recorded in Deed Book Instrument 20160224-0017572 in the Davidson County Register of Deeds said White Oak tree witnessed by a found ½" diameter iron rebar with RLS cap number 1444 (Said tree wire fence into tree) thence with the line of Nioka the following ten (10) calls and distances:

1. North 57 Degrees 29 Minutes 56 Seconds West for 204.43 feet along top of ridge to wood fence post (wire fence line evidence of property line);
2. North 38 Degrees 51 Minutes 55 Seconds West for 364.58 feet along top of ridge to wood fence post (wire fence line evidence of property line);
3. South 80 Degrees 50 Minutes 07 Seconds West for 146.53 feet along top of ridge to wood fence post (wire fence line evidence of property line);
4. South 68 Degrees 35 Minutes 09 Seconds West for 112.01 feet along top of ridge to wood fence post (wire fence line evidence of property line);
5. South 46 Degrees 38 Minutes 47 Seconds West for 410.69 feet along top of ridge to wood fence post (wire fence line evidence of property line);
6. South 41 Degrees 53 Minutes 29 Seconds West for 230.06 feet along top of ridge to wood fence post (wire fence line evidence of property line);
7. North 76 Degrees 16 Minutes 12 Seconds West for 336.16 feet along top of ridge to wood fence post (wire fence line evidence of property line);
8. North 44 Degrees 09 Minutes 12 Seconds West for 139.87 feet along top of ridge to an 8-inch diameter Hickory Tree with fence line attached (wire fence line evidence of property line);
9. North 07 Degrees 04 Minutes 45 Seconds West for 258.79 feet along top of ridge to a wood fence post (wire fence line evidence of property line)
10. North 67 Degrees 45 Minutes 21 Seconds West for 811.05 feet across a saddle in ridge line to an 18 inch diameter Hackberry tree at top of ridge with fence line attached, common corner with Indian Creek Hunt and Timber Club, LLC;

Thence with said line of the following eight (8) calls and distances:

1. North 07 Degrees 17 Minutes 14 Seconds East for 642.78 feet along top of ridge to wood fence post (wire fence line evidence of property line);
2. North 47 Degrees 42 Minutes 16 Seconds East for 336.59 feet along top of ridge to wood fence post (wire fence line evidence of property line);
3. North 22 Degrees 04 Minutes 02 Seconds East for 356.78 feet along top of ridge to wood fence post (wire fence line evidence of property line);
4. North 32 Degrees 48 Minutes 05 Seconds East for 232.89 feet leaving the top ridge to wood fence post (wire fence line evidence of property line);
5. South 88 Degrees 51 Minutes 27 Seconds East for 336.66 feet to a 26-inch diameter Hickory tree in fence line in a hollow (wire fence line evidence of property line);
6. South 82 Degrees 10 Minutes 57 Seconds East for 340.18 feet to another top of ridge to a wood fence post (wire fence line evidence of property line);
7. North 44 Degrees 55 Minutes 12 Seconds West for 787.69 feet up a ridge to a wood fence post in fence line at top of ridge (wire fence line evidence of property line);
8. North 44 Degrees 19 Minutes 40 Seconds East for 694.92 feet to a wood fence post in fence line at top of ridge (wire fence line evidence of property line) common corner with Luther Cullom recorded in Deed Book 3405 Page 361 in the Davidson County Register of Deeds;

Exhibit A to Warranty Deed
Page 2 of 2

Thence with said line of the following five (5) calls and distances along top of ridge:

1. South 55 Degrees 31 Minutes 32 Seconds East for 563.94 feet to a 24-inch diameter Chestnut Oak tree (top of ridge and wire fence line evidence of property line);
2. South 75 Degrees 46 Minutes 47 Seconds East for 410.81 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line);
3. South 83 Degrees 15 Minutes 35 Seconds East for 81.70 feet to a 30-inch Red Oak tree in wire fence line (top of ridge and wire fence line evidence of property line);
4. North 88 Degrees 11 Minutes 53 Seconds East for 232.68 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line);
5. North 81 Degrees 44 Minutes 56 Seconds East for 658.80 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line) common corner with Jane Ann Regan recorded in Deed Book 215 Page 186 and Deed Book 41 Page 194 in the Davidson County Register of Deeds;

Thence with said line South 16 Degrees 02 Minutes 12 Seconds East for 2087.90 feet total distance, passing a set 5/8-inch iron rebars with TTL Cap at 873.13 feet and 891.90 feet marking end of access road named Stringfellow Road (fence east of line not a boundary fence but a fence of convenience) to a 34-inch diameter White Oak tree top of ridge common corner with Hugh D. Johnson recorded in Book 11110 Page 923 (Lot 19 Section II Hickory Trail Farms Plat Book 4460 Page 194) and Ronald Fuller recorded in Quit Claim Book 11578 Page 28 recorded in the Davidson County Register of Deeds;

Thence with said line and in part with Melissa Dale Coble recorded in Deed Instrument Number 20080620-1163887 and Roderick Thurley recorded in Deed Instrument Number 20030127-0011193 in the Davidson County Register of Deeds North 82 Degrees 04 minutes 06 Seconds West for 1214.21 feet to a set 5/8-inch iron rebar with TTL cap;

Thence with Thurley line South 05 Degrees 54 Minutes 44 Seconds West for 850.21 feet (fence is not boundary line) to the point of beginning.
Parcel containing 154.02 Acres more or less (6,709,135.96 square feet more or less).
Land Description prepared by Kenneth D. Church, TN RLS 1004, TTL USA 5010 Linbar Drive # 153, Nashville, Tennessee 37211, phone 615-727-1847 per survey dated May 8, 2019.
Source of North Tennessee State Plane Coordinate NAD 83, GEOID 12A OPUS GPS data dated March 25, 2019.

Being partially the same property conveyed to William F. Sullivan by deed from Leland J. Dugger and wife, Nan B. Dugger, dated 12/03/1946 of record at Book 1427, Page 263, Register's Office for Davidson County, Tennessee. Additionally, consisting of the same property conveyed to William F. Sullivan and wife, Shirley C. Sullivan, by Warranty Deed from Everett Sullivan and wife, Bessie Sullivan, dated 03/18/1952 of record at Book 2345, Page 251, Register's Office for Davidson County, Tennessee. The said Shirley C. Sullivan having since died on or about 02/15/2001, leaving William F. Sullivan the surviving tenant by the entirety. As for both tracts, the said William F. Sullivan having since died on or about 08/23/2007, property vested in his children: Patrick Stephen Sullivan, Michele Hunter, James William Sullivan, and Pamela Anderson, according to the terms of his Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 07P-1507. (further see affidavit of heirship of record as Instrument No: 20190412-0033581, RODCT). Michele Hunter conveyed her interest to Patrick Stephen Sullivan, James William Sullivan, and Pamela Anderson, by deed of record at Instrument No. 20190412-0033747, Register's Office for Davidson County, Tennessee