This instrument prepared by:
Vanderkooi Law, PLC
718 Thompson Lane
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Nashville, TN 37204
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Send Tax Notices to:
Joel F. Throneberry IV
3012 Cedarcliff Court
Antioch, TN 37013

Tax Map and Parcel:

Map: 138 Parcel: 17

4D-22780

GRANTEE:
Joel F. Throneberry IV

Karen Johnson Davidson County
Batch# 255118 AFFIDAVITH
07/11/2019 08:37:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190711-0067438

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Pursuant to *Tennessee Code Annotated § 30-2-712*, the Undersigned, being duly sworn, deposes and says:

1. My name is Frances Mazzaferro. I am over the age of 21 years and competent to testify to the statements contained herein.
2. I reside at 504 Sands Court, Antioch, Davidson County, Tennessee 37013.
3. I have personal knowledge of the matters stated in this Affidavit.
4. I am the mother of Rachel Throneberry who is the ex-wife of Joel F. Throneberry III, the grandmother of Joel F. Throneberry IV and am familiar with Joel F. Throneberry III's family.
5. On May 29, 2019, Joel F. Throneberry III, departed this life, Intestate.
6. The real property to which this Affidavit applies is located at 3804 Couchville Pike, Hermitage, Davidson County, Tennessee 37076, more fully described as:

> Land in the 4th Civil District of Davidson County, Tennessee, being formerly in the 1st Civil District of Rutherford County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated November 10, 1956.
>
> Beginning at an iron pin in the northerly margin of Couchville Pike, the southwest corner of the property conveyed to William C. Franklin and wife, Mary K. Franklin, by deed from Eugene Otto Smith and wife, of record in Book 2601, page 299, Register's Office for said County; thence N 0° 30' E, with a fence line, 322 feet to an iron pin; thence N 88° W, with

fence line, 178 feet to an iron pin; thence S 1° 45' W, with a fence line, 328 feet to an iron pin in the northerly margin of Couchville Pike; thence N 89° 30' E, with the margin of the same, 206 feet to the beginning, containing 1.43 acres, more or less.

Being the same property conveyed to Joel F. Throneberry, IV by Ex-Wife, Betty L. Throneberry by quitclaim deed pursuant to a divorce, of record as instrument number 20180226-0017686 in the Register's Office for Davidson County, Tennessee.

7. The estate of Joel F. Throneberry III was not administered in a proceeding supervised by a court.

8. Joel F. Throneberry III owned that certain tract or parcel of land as the sole owner.

9. Joel F. Throneberry III died Intestate, leaving his estate to his only child by Intestate Succession.

10. This affidavit will confirm the vesting of title to the real property located at 3804 Couchville Pike, Hermitage, Davidson County, Tennessee 37076, upon the death of Joel F. Throneberry III to Joel F. Throneberry IV.

11. Pursuant to Tennessee Code Annotated § 30-2-712, Joel F. Throneberry IV, an adult unmarried man, is the sole owner of that certain tract or parcel of land described herein.

Frances Mazzaferro 7-1-2019
Frances Mazzaferro DATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county Frances Mazzaferro with whom I am personally acquainted or known to me by producing proper identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Subscribed and Sworn to me this 1st day of July, 2019.

Deborah A Neal
Notary Public

My commission expires: 06/19/2021

DEBORAH A NEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2021