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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Dr
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 255933 AFFIDAVITH
07/12/2019 08:36:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190712-0067927

Affidavit of Heirship

KNOW ALL MEN BY THESE PRESENTS, on this day personally appeared the undersigned, after being duly sworn, who make oath as follows:

They are all over the age of 18 and residents of Tennessee.

Rosemary Franke was a friend to Jo Ann Sanders and knew her for 55 years. I recognize that Charles Sanders was the only child and heir of Jo Ann Sanders. Charles Sanders passed away August 31, 2008 leaving JANA SANDERS FULTS as his only heir.

Glenda Simmons was a friend to Jo Ann Sanders and knew her for 59 years. I recognize that Charles Sanders was the only child and heir of Jo Ann Sanders. Charles Sanders passed away August 31, 2008 leaving JANA SANDERS FULTS as his only heir.

JANA SANDERS FULTS makes oath that she is the only child of Charles Sanders who was the only heir of Jo Ann Sanders.

That on the 4th day of June, 2015, Jo Ann Sanders,(the "Decedent") died a resident of Nashville, Davidson County, State of Tennessee. She was not married at the time of her death.

That at the time of her death, the Decedent did not leave a Will but owned real estate with improvements thereon known as 2717 Emery Dr., Nashville, TN, and which is more fully described in 20060320-0032017, Register's Office for Davidson County (the Property).

Legal

Land in Davidson County, TN, being Lot no. 40 on the plan of Meadowview Acres, Section III, as of record in Book 2083, Page 85, Registers office for Davidson County, Tennessee.

Said Lot No. 40 fronts 87 feet on the southerly margin of Emery Dr and runs back between lines 275.3 feet on the easterly side line and 274.7 feet on the westerly side line to a rear line measuring 88.3 feet thereon.

Being the same property conveyed to Jo Ann Sanders from John A. Hobbs of record in instrument No. 20060320-0032017, Register's Office for Davidson County, Tennessee.

That the Decedent's estate was solvent, and that any debts she left are now paid in full.

That the undersigned **JANA SANDERS FULTS** as the sole surviving heir of the Decedent, and in accordance with Tennessee law became the owner in fee simple of the aforementioned Property upon the Decedent's death.

That there are no other surviving heirs of the Decedent who would have any interest in the aforementioned Property.

WITNESS my hand this 29 **day of** June **2019.**

Rosemary Franke — Glenda C. Simmons

Rosemary Franke **Glenda Simmons**

Jana Sanders Fults

JANA SANDERS FULTS

STATE OF Tennessee
COUNTY OF Davidson

On this 29 **day of** June**, 2019, before me personally appeared Rosemary Franke and Glenda Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.**

Witness my hand and official seal.

ELIZABETH JOHNSON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Elizabeth Johnson 8/20/2019

Notary Public/my Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

On this 29 **day of** June**, 2019, before me personally appeared JANA SANDERS FULTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed the same as the free act and deed.**

Witness my hand and official seal.

ELIZABETH JOHNSON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Elizabeth Johnson 8/20/2019

Notary Public/my Commission Expires: