Karen Johnson Davidson County
Batch# 260338 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20190722-0071701

This instrument was prepared by: **Beck & Beck Attorneys**
4205 Gallatin Road
Nashville, Tennessee 37216

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Dean Allen Gardner 679 Westboro Drive Nashville, Tennessee 37209	SAME	090 1 0 347.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Affiant, **DEAN ALLEN GARDNER**, after first being duly sworn, states that she is an adult citizen and is a resident of Nashville, Davidson County, Tennessee. **DELORES GARDNER** had one (1) child, Dean Allen Gardner, with Dean Allen Gardner being the only surviving child of **DELORES GARDNER** at the time of her death on November 19, 2018. **DELORES GARDNER** was widowed at the time of her death on November 19, 2018, her husband was **ROY ALLEN GARDNER, JR.**, his date of death being October 7, 2010. Therefore, I state that **DEAN ALLEN GARDNER** is the sole heir at law and only beneficiary of **DELORES GARDNER**, who died on November 19, 2018.

Being the son of DELORES GARDNER, DEAN ALLEN GARDNER, I would state that DEAN ALLEN GARDNER has paid all claims, including funeral expenses of his mother, DELORES GARDNER.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by **DELORES GARDNER** in Davidson County, Tennessee, or elsewhere and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee described as follows:

Being Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Charlotte Park Annex Subdivision, as of record in Book 3760, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly margin of Westboro Drive and runs back between parallel lines, measuring 150 feet, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Charles J. Conner and wife, Betty E. Conner, by deed from Gold Crown Homes, of record in Book 4188, page 742, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Allen Gardner, Jr. and wife, Delores J. Gardner, by deed from Charles J. Conner and wife, Betty E. Conner, of record in Book 4281, page 732, Register's Office for Davidson County, Tennessee, the said Roy Allen Gardner Jr. and Delores J. Gardner now being deceased, the property then vested with Dean Allen Gardner.

Further, Affiant saith not.

Dean Allen Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dean Allen Gardner**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2019

NOTARY PUBLIC

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022