Karen Johnson Davidson County
Batch# 260403 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20190722-0071780

This instrument prepared by:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055
B19-1301

Map and Parcel: 150-01-0-134.00

Affidavit as to Heirs
(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Tennessee
County of Davidson

On the 17th day of June, 2019, before me personally appeared Bobbi Jean Cobb to me personally known, who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Fred Stokes, Jr., deceased, who was the owner of the following in Davidson County, Tennessee:

See attached Exhibit "A"

Title to the aforedescribed real property was vested in Fred Stokes, Jr., a widower, who is now deceased, having died on March 14, 2019, a resident of Davidson County, Tennessee;

And Affiant further state that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Cindy Freudenthal	granddaughter (daughter of deceased son, Fred M. Stokes, III)
Eric Stokes	grandson (son of deceased son, Fred M. Stokes, III)

Affiants state that the decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

All of the debts against the estate have been paid including any estate taxes or claims from TennCare.

That each of the undersigned agrees to indemnify and hold harmless Tennessee Title Services, LLC and First American Title Insurance Company for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 2840 Rural Hill Circle, Nashville, TN 37217, in reliance on this affidavit.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Davidson

I, Bobbi Jean Cobb, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Bobbi Jean Cobb
Affiant

Sworn to and subscribed before me on this 17th day of June, 2019.

Cindy A Hunter
Notary Public
My Commission Expires: 8-20-19

CINDY A. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobbi Jean Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2019.

Cindy A Hunter
Notary Public at Large
My commission expires: 8-20-19

(Notary Seal)

CINDY A. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Edge-O-Lake Estates, Section Eight, of record in Book 3700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Rural Hill Circle and extends back between lines, 157.14 feet on the southerly line and 164.52 feet on the northerly line, to a deadline in the rear on which it measures 80.34 feet.

Being the same property conveyed to Fred M. Stokes, Jr. and wife, Joyce L. Stokes by Warranty Deed from Roger Cooper and wife, Linda Cooper of record in Book 5120, Page 345, Register's Office for Davidson County, Tennessee, dated August 02, 1976 and recorded on March 17, 1977 and re-recorded in Book 5125, Page 373.

Joyce L. Stokes died October 09, 2007 leaving Fred M. Stokes, Jr. surviving tenant by the entirety. Fred M. Stokes, Jr. died March 14, 2019.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY