Karen Johnson Davidson County
Batch# 272815 AFFIDAVITH
08/16/2019 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082377

AFFIDAVIT OF HEIRSHIP

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, **Kathy A. Smith** (herein "Affiant"), who being first duly sworn, did depose and say:

1. That Affiant declares that I am a resident of the County of Davidson, State of Tennessee, and that I have personal knowledge of the heirs-at-law of Virginia Faye Buck (herein "Decedent").
2. That I am not related to Decedent and have no interest in her estate.
3. That Decedent died intestate on March 7, 2019, a resident of Davidson County, Tennessee.
4. That Decedent was not married at the time of her death.
5. That Decedent during her life had two children as follows:
   a. Stacey Cozine and
   b. Christy Buck
6. That said two children survived Decedent.
7. That at the time of Decedent's death, she owned certain real property, to wit:

   SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

   This property has a common address of 5404 Simpkins Rd., Whites Creek, TN 37189. (Map & Parcel 03000011500)

Further, Affiant sayeth not.

IN TESTIMONY WHEREOF, I hereunto subscribe my name this 26th day of April 2019.

Sign: Kathy A. Smith
Kathy A. Smith, Affiant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy A. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April 20 19.

Notary Public
My Commission Expires: 5/2/2022

Prepared by:
Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229
(No title search performed or title insurance provided.)

EXHIBIT A

Legal Description with Easement

Land in Davidson County, Tennessee, described according to a boundary survey made by Frank V. Neeley, Tennessee No. 1493, of M & K, Inc., dated April, 1988, as follows:

In order to determine the true point of beginning, begin at a point in the northeasterly margin of Simpkins Road, the same being a common corner of the property conveyed to Marvin E. Buck, Jr., and wife, Virginia Faye Buck by deed of record in Book 7546, and page 926, said Register's Office, and the property conveyed to Robert Wayne Tharp and wife, Deborah L. Tharp by deed of record in Book 7546, page 919, said Register's Office; thence N 63 degrees 05 minutes 27 seconds E 717.11 feet to the true point of beginning, the same being the northeast corner of the above referenced Buck property; thence N 77 degrees 14 minutes 47 seconds W 523.01 feet to a point; thence N 49 degrees 05 minutes 46 seconds W 213.61 feet to a point; thence N 61 degrees 13 minutes 43 seconds E passing a log cabin at 217.80 feet; thence N 80 degrees 01 minutes 22 seconds E 726.66 feet to a point; thence S 09 degrees 58 minutes 44 seconds E 341.88 feet to a point; thence S 63 degrees 05 minutes 27 seconds W 330.00 feet to the true point of beginning.

EASEMENT

Included herewith is an easement as described in the deed in Instrument No. 20071226-0146803, said Register's Office, as follows:

BEGINNING at an iron pin in the northeasterly right-of-way of Simpkins Road, said point being located approximately 126.81 feet north 51 degrees 10' 15" west along the right-of-way of Simpkins Road from the northwesterly corner of property conveyed to James Dwight Brewer et ux by Deed in Book 5343, Page 225, said Register's Office; thence with the right-of-way of Simpkins Road north 51 degrees 10' 15" west 31.33 feet to an iron pin; thence north 22 degrees 5' 26" east 197.43 feet to an iron pin; thence north 39 degrees 29' 46" east 235.92 feet to an iron pin, the southwesterly boundary of the property conveyed by this Deed; thence with said boundary south 49 degrees 5' 46 " east 30 feet to an iron pin; thence south 39 degrees 29' 46" west 230.59 feet to an iron pin; thence south 22 degrees 5' 26" west 201.86 feet to the point of BEGINNING.

This easement granted hereby is declared to be appurtenant to the property conveyed by said Deed and shall run with the land. Said easement is for the purpose of ingress and egress to and from the land conveyed by said Deed and for installation and maintenance of such utilities as may be necessary or advisable, including but not limited to, electricity, water, gas and telephone service, and for other uses or purposes as may be reasonable or necessary in connecting the property herein conveyed to the public road.

Being the same property conveyed to Virginia Faye Buck from Marvin E. Buck, Jr., by Quitclaim Deed recorded on December 26, 2007, in Instrument No. 20071226-0146803, Register's Office for Davidson County, Tennessee.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022