This Instrument Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
Phone: 615.483.6788

Karen Johnson Davidson County
Batch# 277025 AFFIDAVITH
08/27/2019 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190827-0086470

AFFIDAVIT OF HEIRSHIP

State of Tennessee
County of Davidson

Affiant, Kea L CastHeberry, being first duly sworn, deposes and says as follows:

1. That I am a resident of Sumner County, Tennessee;

2. That I am familiar with the family of Bobby D. Sandlin who died on May 14, 2019, as a resident of Davidson County, Tennessee;

3. That I knew Bobby d. Sandlin and have been familiar with the family for more than 15 years;

4. That Bobby D. Sandlin died intestate;

5. That Bobby D. Sandlin was married at the time of his death;

6. That at the time of his death, Bobby D. Sandlin had a spouse and three children:

   a. Brenda Sandlin (spouse)
   b. Brandi Flatt
   c. Clayton Shannon O'Brien Sandlin
   d. Christopher Sandlin

7. That Affiant has no knowledge of Bobby D. Sandlin having any children born out of wedlock;

8. That said Bobby D. Sandlin predeceased his wife, Brenda Sandlin.

9. Affiant affirms that he is aware of a certain Obituary for the said Bobby D. Sandlin, said Obituary have been published in The Tennessean.

10. Affiant affirms that he executes this Affidavit of Heirship with the knowledge that pursuant to T.C.A. § 30-2-712(f), anyone who willfully, corruptly and falsely swears to any statement in such an affidavit known to the person to be false, or about which the person does not have sufficient definite knowledge to justify the

making of such a sworn statement, and the statement is false, commits a Class E Felony."

11. That this affidavit is freely given pursuant to Tennessee Code Annotated § 30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property owned by Bobby D. Sandlin in Davidson County, or elsewhere, and particularly to confirm the vesting of title to a parcel of real property in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Tract 8 on the Division of the A. R. Bess Property, in the 10th Civil District of said County, and described according to a survey made by Wm. C. Parrish, Jr., Surveyor, dated May 1966, as follows:

Beginning at a point on the southerly margin of Campbell Road, at the northeast corner of the R. E. Vann tract; thence with said Road, South 65 deg. 17 min. East 220.2 feet to a corner of Tracts 7 and 8; thence with the line between said lots, South 11 deg. 01 min. West 840 feet to an iron pin; thence continuing with the line of said Tracts, South 21 deg. 36 min. West 755 feet to the north line of the R. S. Jackson Tract; thence North 86 deg. 39 min. West 123.15 feet to the east line of the R. E. Vann Tract; thence along said Tract, North 23 deg. 14 min. East 789.57 feet, and thence North 3 deg. 29 min. East 886.9 feet to the point of beginning, containing 4.8 acres, more or less.

Being the same property conveyed to Clayton E. Sandlin and wife, Jessie M. Sandlin by Deed from Perry A. Davis, Jr. and wife, Anne S. Davis of record in Book 4670, Page 740, Register's Office for Davidson County, Tennessee, dated December 30, 1972. The said Clayton E. Sandlin having since died leaving Jessie M. Sandlin as surviving tenant by the entirety.

Being the same property conveyed to Ronny L. Sandlin and Bobby D. Sandlin and Peggy Green by Deed from Jessie M. Sandlin, an unremarried widow of record in Instrument No. 20060724-0088785, Register's Office for Davidson County, Tennessee, dated July 24, 2006.

Being the same property conveyed to Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person, by quitclaim deed from Peggy Green, a married person (as to her 1/3 interest) of record in Instrument No. 20170209-0013921 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 9, 2017. (Value of consideration shown in aforementioned deed $0.) Being also known as 1419 Campbell Road Goodlettsville, Tennessee 37072.

Being the same property conveyed to Peggy Green, a married person by quitclaim deed from Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person of record in Instrument Number 20181012-0101139, Register's Office for Davidson County,

Tennessee, dated October 5, 2018 and recorded on October 10, 2018. (Value or consideration shown in aforementioned deed $0.) Being also known as 1419 Campbell Road Goodlettsville, Tennessee 37072.

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

1419 Campbell Road, Goodlettsville, Tennessee 37072

Further affiant said not.

Signature: Ken L Castleberry

Name: Ken L Castleberry

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Ken L Castleberry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within named instrument for the purposes therein contained

Witness my hand and official seal this 9th day of August, 2019.

REBECCA POWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rebecca Powell

Notary Public

Commission Expires: 05-02-2022

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

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)