Karen Johnson Davidson County
Batch# 277409 AFFIDAVITH
08/28/2019 04:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190828-0086988

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:
Ralph Roper and
Joyce Roper
436 Hwy 167 N
Bald Knob, AR 72010

Send Tax Bills To:
same

Map/Parcel Number:
094 16 0E 107.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Re: Property described in Instrument No. 20130208-0013510, Register's Office for Davidson County, Tennessee.

Matthew Ladd Shoaf, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than 18 years of age and a resident of the State of Tennessee; and resides at the following address: 100 Governors Point Blvd., Hendersonville, TN 37075.

2. That Affiant personally knew Angela Ruby Roper, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant's sister, Rachel Shoaf, was a childhood friend and classmate of the Decedent, Affiant's family and Decedent's family were friends and lived in the same community of Bald Knob, Arkansas as Affiant was growing up, and Affiant was personally acquainted with Decedent for a period of more than 20 years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on August 16, 2019.

5. That the Decedent was never married and was not married at the time of her death.

6. That the Decedent had no children or issue, living or deceased.

7. That the Decedent was survived by her parents, Ralph Roper and Joyce Roper.

8. That the following persons constitute the heirs-at-law of the Decedent at her date of death: Ralph Roper and Joyce Roper, 436 Highway 167 N, Bald Knob, Arkansas 72010.

9. That as of the date of execution of this Affidavit, the following persons constitute the heirs-at-law of the Decedent at her date of death: Ralph Roper and Joyce Roper, 436 Highway 167 N, Bald Knob, Arkansas 72010.

10. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 918 Spence Enclave Court, Nashville, Tennessee 37210, owned by Angela R. Roper.

FURTHER AFFIANT SAITH NOT.

Matthew Ladd Shoaf

Sworn to and subscribed before me. This the 25th day of August, 2019.

CAROLYN W SCHOTT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Exp. May 2, 2022

NOTARY PUBLIC

My commission expires: May 2, 2022

EXHIBIT A
To Affidavit of Heirship

A certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit Number 107, on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, and amended in Instrument Number 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Angela R. Roper, a single woman, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20130208-0013510, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as: 918 Spence Enclave Court, Nashville, Tennessee 37210.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of August, 2019.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY