Karen Johnson Davidson County
Batch# 286824 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
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This instrument prepared by:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055
D19-0644

Map and Parcel: 051-07-0-028.00

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

State of Tennessee
County of Davidson

On the 23rd day of August, 2019, before me personally appeared Charlotte Herring, to me personally known, who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Joseph Turner Price, 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 Joseph Turner Price, Jr., who is now deceased, having died on July 15, 2018, 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
Joseph C. Price	Son

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

That each of the undersigned agrees to indemnify and hold harmless Tennessee Title Services, LLC and Chicago Title Insurance/Fidelity National Title/Stewart Title for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 1019 Saunders Avenue, Nashville, TN 37115, 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, Charlotte Herring, 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.

Charlotte Herring

Sworn to and subscribed before me on this 23rd day of August, 2019.

Notary Public
My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charlotte Herring, 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 23rd day of August, 2019.

Notary Public at Large
My commission expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

(Notary Seal)

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 35 on the Plan of Pleasant Acres, Section Four, as of record in Book 2133, Page 121, Register's Office for said County.

Said Lot No. 35 fronts 95 feet on the northeasterly side of Saunders Drive and runs back 363.65 feet on the northwest line and 413.76 feet on the southeast line, to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to Joseph Turner Price, Jr., and wife, Louise Tyler Price by Warranty Deed from E. Graves Pate and wife, Frieda H. Pate of record in Book 2481, Page 328, Register's Office for Davidson County, Tennessee, dated October 29, 1955 and recorded on November 01, 1955.

Louise Tyler Price died July 04, 2010 leaving Joseph Turner Price, Jr. as surviving tenant by the entirety. Joseph Turner Price, Jr. died intestate on or about July 15, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY