This instrument prepared by:
L. Broner McCoy, Atty
102 North Main Street
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 317507 AFFIDAVITH
11/19/2019 02:57:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20191119-0119485

AFFIDAVIT OF HEIRSHIP OF

Rodger Dale Crouch

1. Affiants are as follow:

Marian E. Crouch Fortner
1081 Harold Drive
Nashville, TN 37217

Raymond G. Barnes
3218 Caldwell Road
Ashland City, TN 37015

Angela Rene Crutcher
577 Blake Moore Drive
LaVergne, TN 37086

Robert N. Barnes
4310 Bull Run Road
Ashland City, TN 37015

Jason H. Crouch
5254 North Lamar Road
Mt. Juliet, TN 37122

Ronald D. Barnes
107 South Poole Street
Ashland City, TN 37015

2. That Rodger Dale Crouch died intestate on 08/24/2018 and was unmarried at the time of his death.
3. Rodger Dale Crouch survived the death of his father, Homer Howard Crouch (dod 08/22/2008) and his mother, Cora Evelyn Crouch, (dod 10/28/2011).
4. Rodger Dale Crouch was not the natural parent of any children. No children were born to or adopted by Rodger Dale Crouch during his lifetime.
5. Rodger Dale Crouch had two (2) natural and/or adopted siblings: Marian E. Crouch Fortner and Danny Howard Crouch (see Affidavit of Heirship of record in Instrument No. 20180530-0051423, Register's Office for Davidson County, Tennessee).
6. This affidavit is being provided to clarify title to all real property owned by Rodger Dale Crouch at the time of his death, including but not exclusive to the property being described as follows:

See attached Exhibit A for full property description.

7. The Affiants were acquainted with Rodger Dale Crouch and his family and know the above stated facts to be true and accurate.
8. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch.
9. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING Old Republic National Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by Old Republic National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Old Republic National Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.
10. Further affiant saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on this the 19th day of NOV., 2019.

Marian E. Crouch Fortner

Marian E. Crouch Fortner

Sworn to and subscribed before me this the 19th day of NOV., 2018.

NOTARY PUBLIC
My Commission Expires: 8-27-22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Marian E. Crouch Fortner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of NOV., 2019.

NOTARY PUBLIC
My Commission Expires: 8-27-22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on the 19 day of Nov, 2019.

Angela Rene Crutcher

Angela Rene Crutcher

Sworn to and subscribed before me this the 19 day of Nov., 2018.

NOTARY PUBLIC
My Commission Expires: 8.27.22

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Angela Rene Crutcher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19 day of Nov., 2019.

NOTARY PUBLIC
My Commission Expires: 8.27.22

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on the 19 day of Nov., 2019.

Jason Crouch

Jason H. Crouch

Sworn to and subscribed before me this the 19 day of Nov., 2018.

NOTARY PUBLIC
My Commission Expires: 8.27.22

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Jason H. Crouch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19 day of Nov., 2019.

NOTARY PUBLIC
My Commission Expires: 8.27.22

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on this the 12th day of November, 2019.

Raymond G. Barnes

Sworn to and subscribed before me this the 12th day of November, 2019. PLC

NOTARY PUBLIC
My Commission Expires: 6/21/21

Patricia Lynn Gravitt
STATE OF TENNESSEE NOTARY PUBLIC
County of Robertson

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Raymond G. Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of November, 2019.

NOTARY PUBLIC
My Commission Expires: 6/21/21

Patricia Lynn Gravitt
STATE OF TENNESSEE NOTARY PUBLIC
County of Robertson

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on this the 19 day of Nov, 2019.

Robert N. Barnes

Sworn to and subscribed before me this the 19 day of Nov., 2018.

NOTARY PUBLIC
My Commission Expires: 8.27.22

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Robert N. Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19 day of Nov., 2019.

NOTARY PUBLIC
My Commission Expires: 8.27.22

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Rodger Dale Crouch on this the 12th day of November, 2019.

Ronald D. Barnes

Ronald D. Barnes

Sworn to and subscribed before me this the 12th day of November, 2019. PLG.

Patricia Lynn Gravitt

NOTARY PUBLIC
My Commission Expires: 6/21/21

Patricia Lynn Gravitt
STATE OF TENNESSEE NOTARY PUBLIC
County of Robertson

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Ronald D. Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of November, 2019.

Patricia Lynn Gravitt

NOTARY PUBLIC
My Commission Expires: 6/21/21

Patricia Lynn Gravitt
STATE OF TENNESSEE NOTARY PUBLIC
County of Robertson

Exhibit "A"
Property Description

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in G. B. Stewart's line, the southeast corner of 10 acres of land conveyed by Stanford White to Napoleon B. Jarrett by deed of record in Book 231, Page 13, Register's Office for said County (now owned by Lilbern Loyd of record in Book 2446, Page 79); thence with Stewart's line east to a chestnut; thence North 44 degrees East 9 poles to a red oak; thence North 79 degrees East 6 poles to a hickory; thence East 33-1/2 poles to a double chestnut in Stewart's line, the southeast corner of the original tract conveyed to Joel Rowland by deed of record in Book 39, Page 755, said Register's Office; thence with the east line of said original tract, North 4-1/2 degrees East 29 poles to a gum; thence North 40 degrees East crossing Old Hickory Boulevard 143 feet to a point on the easterly margin of said Old Hickory Boulevard, the most southerly corner of the property conveyed to Tommie C. Cook and wife by deed from Warren G. Pittman and wife, of record in Book 2592, Page 341, said Register's Office; thence northerly with the easterly margin of said Old Hickory Boulevard and the western boundary line of said Cook property 397 feet, more or less, to the northerly corner of said Cook property; thence North 6 degrees West crossing said Old Hickory Boulevard, said line was established by decree in Minute Book 58, Page 419 confirming surveyors report of T. R. Sanford, Surveyor, dated December 4, 1950, attached to said report in said cause, to the center of same, the southerly corner of the Haubenreich property and continuing in the same direction with Haubenreich's western boundary line 78 feet, more or less, to a concrete monument on established line on road bank, and 271.6 feet to a stone in a road, the northeast corner of the original tract of land conveyed to said Joel Rowland, by deed of record in Book 39, Page 755, said Register's Office; thence North 48-1/2 degrees West 13-1/2 poles to a chestnut oak; thence North 83 degrees West 13-1/4 poles to a white oak; thence South 60 degrees West 14 poles to a gum; thence North 83 degrees West 20 poles to a sourwood; thence South 57 degrees West to the northeast corner of said Jarrett's (now owned by Lilbern Loyd) 10 acre tract; thence with the eastern boundary line of said 10 acre tract southerly 96 poles, more or less, to the beginning, containing 44 acres, more or less.

Included in the above, but excluded therefrom, is that portion thereof described in the Warranty Deeds of record in Book 2592, Page 341, and in Book 4100, Page 858, said Register's Office.

Being the same property conveyed to Homer H. Crouch and wife, Cora Evelyn Crouch, by Warranty Deed from William Lee Roberts and wife, Oda V. Roberts, dated 08/29/57 and recorded on 09/13/57 in Book 2697, Page 89, Register's Office for Davidson County, Tennessee. The said Homer H. Crouch having since died on or about August 22, 2008, leaving Cora Evelyn Crouch as the surviving tenant by the entirety. The said Cora Evelyn Crouch having since died intestate on or about October 28, 2011 property vested in her three (3) children and only heirs at law: Danny Howard Crouch, Marian E. Crouch Fortner, and Rodger Dale Crouch (see Affidavit of Heirship of record in Instrument No. 20180530-0051422, RODCT). The said Danny Howard Crouch having since died intestate on or about 05/13/2016 property vested in his two (2) children and only heirs at law: Angela Rene Crutcher and Jason H. Crouch (see Affidavit of Heirship of record in Instrument No. 20180530-0051423, RODCT). Further being the same property conveyed to Robert N. Barnes by Warranty Deed from Marian E. Crouch Fortner (her 1/3 interest, and Angela Rene Crutcher and Jason H. Crouch (their 1/3 interest) dated 05/24/2018 and recorded on 05/30/2018 in Instrument No. 20180530-0051424, RODCT.

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 19th day of Nov., 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY