Karen Johnson Davidson County
Batch# 331289 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20191218-0130339

This instrument was prepared by:
Michael W. Ferrell, Attorney-at-Law
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

AFFIDAVIT OF HEIRSHIP

STATE OF VIRGINIA
COUNTY OF CHESTERFIELD

On this 5 day of December, 2019, personally appeared Lynn Woodcock (hereinafter the "Affiant"), having been first duly sworn, the Affiant deposes and makes oath as follows:

1. The Affiant is at least eighteen (18) years of age;
2. The Affiant is a resident of Chesterfield County, Virginia, residing at 8500 Belcherwood Road, Chesterfield, Virginia 23832;
3. The Affiant is a sister of James William Epperson (hereinafter "the Decedent");
4. The Decedent died, intestate, on October 15, 2019;
5. The Decedent was a resident of 11530 NW 30 Place, Sunrise, FL 33323 at the time of his death;
6. At the time of his death, Decedent was the owner of a certain parcel of land as follows:

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

   Being Lot No. 173, Section Five on the Plan of "The Country" as of record in Plat Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

   Being the same property conveyed to James W. Epperson by deed of record in Instrument No. 20070627-0076611, Register's Office for Davidson County, Tennessee.

Map/Parcel: 15007019600

7. Decedent did not father nor adopt any children during the course of his life and he died without issue.
8. Decedent was survived by his wife, Darlene Ione Epperson of 11530 NW 30 Place, Sunrise, FL 33323, who was his sole heir.
9. This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that her execution of same is subject to and governed by the penalties set forth in Section (f) of said statute, and that this Affidavit is not made for any fraudulent purpose; and
10. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER AFFIANT SAYETH NOT.

Lynn Woodcock

Lynn Woodcock,
Affiant

Sworn to and subscribed before me on this the 5th day of December, 2019.

Patricia W Heath

Notary Public

My Commission Expires: 9/30/2023

Patricia W Heath
Commonwealth of Virginia
Notary Public
Commission No. 158823
My Commission Expires 9/30/2023

Lynn Woodcock

Lynn Woodcock,
Affiant

STATE OF VIRGINIA
COUNTY OF CHESTERFIELD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Lynn Woodcock,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 5th day of December, 2019.

Patricia W Heath

Notary Public

My Commission Expires: 9/30/2023

Patricia W Heath
Commonwealth of Virginia
Notary Public
Commission No. 158823
My Commission Expires 9/30/2023