AFFIDAVIT OF INHERTITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills To	Map & Parcel No.
Bella Briggs 610 Ridgecrest Lane Lebanon, TN 37087	Bella Briggs 610 Ridgecrest Lane Lebanon, TN 37087	119-14-0-A

Karen Johnson Davidson County
Batch# 333972 AFFIDAVITH
12/23/2019 12:49:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20191223-0132429

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, Monette Reed Bryant and Thomas Harris, Jr., being duly sworn, deposes and says:

John Byron Briggs was the sole owner of the following described real estate. The said John Byron Brigs, died in Lebanon, Wilson County, Tennessee, on April 26, 2019. He died intestate. Said land is described specifically as follows:

> Land in Davidson County, Tennessee, being Unit No. 152 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 20, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.
>
> Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by Substitute Trustee's deed from Marilyn Jean Patterson of record in Book 8650, page 174, Register's Office of Davidson County, Tennessee. The legal description herein is unchanged from the previous conveyance, with no new survey having been made.
>
> This is improved property known as 2929 Selena Drive, Unit K-152, Nashville, Tennessee.

THIS PROPERTY IS SUBJECT TO THAT CERTAIN LAND USE RESRICTION AGREEMENT BEING EXECUTED HEREIWTH AND RECORED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON THE DATE HEREOF and any and all exceptions set forth

TO HAVE AND TO HOLD the said tract or parcel of land, together with all hereditaments and appurtenances thereupon appertaining, but subject to the line of current taxes, restrictive covenants, easements and restrictions of record, including but not limited to the following:

1. Taxes for the year 2019, a lien not yet due and payable;
2. Plan of record in Book 5200, page 520, said Register's Office;

3. Master Deed of record in Book 6058, page 322, and By-Laws of record in Book 6058, page 358, Register's Office;
4. Restrictive Covenants of record in Book 909, page 48; Book 919, page 393; Book 928, page 752 as amended in Book 1001, page 539; Book 946, page 252; Book 919, page 628, being the same as in Book 946, page 252; Book 1581, page 55, being the same as in Book 1579, page 387;
5. Lease Agreement with Solon Automated Service and Kingswood Kastle Apartments of record in Book 5585, page 989, said Register's Office;
6. Sewer Easement of record in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977 and Book 4260, page 332, said Register's Office.

Being the same property conveyed to John B. Briggs, from Resolution Trust Corporation of record in Book 9788, page 293, Register's Office for said County.

The Estate of John Byron Briggs was admitted to probate in the Probate Court of Wilson County, Tennessee, on June 26, 2019 under docket number 2019PR159.

Your affiant Monette Reed Bryant has known John Byron Briggs for over twenty years. Monette Reed Bryant was a good friend of John Byron Briggs. Her husband and John Byron Briggs had been friends.

Your affiant Thomas Harris, Jr. has known John Byron Briggs for over twenty years and was a close friend with him.

Your affiants have personal knowledge that John Byron Briggs was married to Bella Briggs when he died. Your affiants have personal knowledge that John Byron Briggs never was the father of any children.

Pursuant to TCA 1-2-104(a)(1), Bella Briggs received all of John Byron Briggs' interest in the hereinabove described property.

12·5·2019
Date

Monette Reed Bryant
Monette Reed Bryant

12/19/19
Date

Thomas B. Harris, Jr.
Thomas Harris, Jr.

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the state and count aforesaid, personally appeared Monette Reed Bryant, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that statements contained herein are true to the best of his knowledge, information, and belief, and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county on this the 5th day of December, 2019.

NOTARY PUBLIC

My Commission Expires
3-7-2023



Before me, a Notary Public, duly appointed, commissioned and qualified in and for the state and count aforesaid, personally appeared Thomas Harris, Jr. the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who, upon his oath, acknowledged that statements contained herein are true to the best of his knowledge, information, and belief, and that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county on this the 19th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:
3-7-2023



THIS INSTRUMENT PREPARED BY:

Martha Child
Attorney at Law
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