THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 339631 AFFIDAVITH
01/07/2020 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200107-0002032

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comes the affiant, Dean Lynn Wainscott, being first duly sworn according to law, being of lawful age and a resident of Smyrna, Rutherford County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Mary Eunice Wainscott (the "decedent") died November 22, 2019.

2. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a widow. The decedent's spouse, John Pershing Wainscott, Sr., predeceased her on October 4, 1996.

3. The decedent died with four surviving issue, her sons, John Pershing Wainscott, Jr., Thomas William Wainscott, Dean Lynn Wainscott, and Steven Randall Wainscott. The decedent never had or adopted any other children.

4. Accordingly, the heirs-at-law of the decedent are John Pershing Wainscott, Jr., Thomas William Wainscott, Dean Lynn Wainscott, and Steven Randall Wainscott, all of whom are adults.

5. At the time of her death, the decedent owned real property located at 5433 Hill Road Circle, Nashville, Tennessee, Davidson County Tax Map 160 08 0, Parcel No. 080.00, and being more particularly described in deed of record in Book 4062, page 265, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto.

6. This affidavit will confirm the vesting of title to the real property located at 5433 Hill Road Circle, Nashville, Davidson County, Tennessee, after the death of Mary Eunice Wainscott, in her heirs-at-law, John Pershing Wainscott, Jr., Thomas William Wainscott, Dean Lynn Wainscott, and Steven Randall Wainscott, in equal shares as tenants in common.

Further, affiant saith not.

Dated this 6th day of January, 2020.

Dean Lynn Wainscott

Dean Lynn Wainscott

Subscribed and sworn to before me this 6th day of January, 2020.

Notary Public

JENNIFER L. SAILLIEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-5-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Dean Lynn Wainscott, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 5-5-2020

Notary Public

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4062 PAGE 265	MAP-PARCEL NUMBERS:
John P. Wainscott (NAME)	John P. Wainscott (NAME)	GD 41240
Hill Road Circle (STREET ADDRESS OR ROUTE NUMBER)	Hill Road Circle (STREET ADDRESS)	Map. 160-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 80

PW

For and in consideration of the sum of ..$10.00.. TEN AND NO/100 ..DOLLARS cash in hand paid by ..JOHN P. WAINSCOTT AND WIFE, MARY E. WAINSCOTT.. hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ..CLAUDE DUNN CONSTRUCTION COMPANY, INC.. hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of Section I, Brentview Meadows, as of record in Book 3842, page 5, Register's Office for said County.
Said lot fronts 93 feet on the northerly side of Hill Road Circle and runs back 244.39 feet on the eas terly line and 392.48 feet onthe westerly line, which is a broken line, to a drainage easement in the rear measuring 272 feet more or less thereon.
Being part of the property conveyed to Claude Dunn Construction Company, Inc., by deed from Brentview Development Company, as of record in Book 4015, page 455, said Register's Office.

STATE TAX $ 44.00
PROBATE .50
TOTAL $ 44.50

SEP 27 1966
PAID SEP 27 1966
R. E. WORRALL
COUNTY COURT CLERK

PREPARED BY
H. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is ~~improved~~ unimproved (House Number) DAVIDSON COUNTY, TENN. Hill Road Circle, Nashville, Tennessee (Street) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 22nd day of September, 19 66.

Attest: _____

CLAUDE DUNN CONSTRUCTION COMPANY, INC.
By: N. C. Dunn, Jr.
N. C. Dunn, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, L. D. Richards, a Notary Public within and for the State and County aforesaid, personally appeared N. C. Dunn, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Claude Dunn Construction Company, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said N. C. Dunn, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of September, 19 66.

My commission expires April 25, 1970

L. D. Richards
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed
G-192299
From
CLAUDE DUNN CONSTRUCTION CO. INC.
To
JOHN P. WAINSCOTT, ET UX
REGISTER STAMP BELOW

45304

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 27 1 18 PM '66
NOTE: BOOK 115 PAGE 66
RECORDING FEE $ 2.00
DEP. REG. ____

PUT REVENUE STAMPS HERE:

913421

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

202001070002032

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

