**THIS DOCUMENT PREPARED BY:**

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Karen Johnson Davidson County
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20200108-0002719

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Comes the affiant, Ann D. Cochran, being first duly sworn according to law, being of lawful age and a resident of Nashville, Davidson County, State of Tennessee, and pursuant to T.C.A. § 30-2-712, hereby swears to the following of the affiant's own free will and based upon the affiant's personal knowledge and familiarity:

1. Bennett Howard Herndon, Jr. (the "decedent") died November 8, 2019.

2. The decedent died without a surviving spouse. The decedent never married.

3. The decedent died without issue. The decedent never had any children or adopted any children.

4. The decedent died without surviving parents. The decedent's mother, Lillie Ora Carney Herndon, and father, Bennett Howard Herndon, predeceased the decedent.

5. The decedent died with one surviving sibling, Loura Jane Herndon Baxendale. The decedent had no other siblings or issue of deceased siblings.

6. Accordingly, the sole heir-at-law of the decedent is Loura Jane Herndon Baxendale, who is an adult.

7. At the time of his death, the decedent owned the following real estate in the State of Tennessee:

**969 Davidson Drive, Nashville, Tennessee.** A fee simple absolute interest in the house and lot known as 969 Davidson Drive, Nashville, Davidson County, Tennessee, being more particularly described in deed of record in Book 3100, Page 491, Register's Office for Davidson County, Tennessee. Metro Nashville Tax Map 115 02 0, Parcel 017.00, to which reference is hereby made for a more complete description.

**108 Highland Street, Bruceton, Tennessee.** An undivided one-half (1/2) tenant-in-common interest in the house and lot known as 108 Highland Street, Bruceton, Carroll County, Tennessee, being more particularly described in deed of record in Book 318, Page 307, Register's Office for Carroll County, Tennessee. Carroll County Tax Map 066C, Group L, Parcel 007.00, to which reference is hereby made for a more complete description.

8. This affidavit will confirm the vesting of title to the real property described above upon the death of Bennett Howard Herndon, Jr., in Loura Jane Herndon Baxendale.

Further, affiant saith not.

Dated this 17th day of December, 2019.

**Ann D. Cochran, Affiant**

Sworn to and subscribed before me this 17th day of December, 2019.

Notary Public

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, Ann D. Cochran, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

## 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**

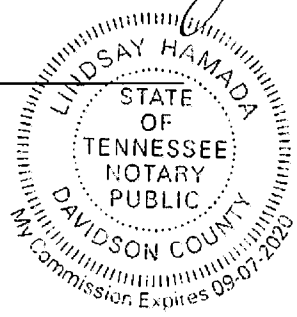
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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)




Natalie M. Porter, Register
Carroll County Tennessee

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|---|---|---|---|
| Rec #: | 167631 | Instrument #: | 180993 |
| Rec'd: | 20.00 | Recorded | |
| State: | 0.00 | 1/8/2020 at 9:50 AM | |
| Clerk: | 0.00 | in Warranty Deed Book | |
| Other: | 2.00 | 391 | |
| Total: | 22.00 | Pages 359-362 | |