Karen Johnson Davidson County
Batch# 340685 AFFIDAVITH
01/09/2020 08:45:12 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200109-0003034

This Instrument prepared by and return to:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT AS TO HEIRS
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of Sept, 2019, before me personally appeared Darlene Hereford to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 3238 LaGrange Dr Nash 37218 and has been familiar with the family history for 30 years of Donell Yarbrough deceased, who was the owner of the following property:

See Exhibit "A." Exhibit "B" and Exhibit "C"

And that said decedent died on the 8 day of August, ~~20~~ 1994, and that the place of residence and homestead, at the time of death, was as follows:

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

		NAME	ADDRESS
1.	a. Surviving Spouse	Terese Ewin	3238 LaGrange DR Nashville TN 37218
	b. Children		
	c. Children of deceased children		
	d. Adopted children		
	e. Children of deceased adopted children		

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:
Names of minors:

And said deceased _ left a will / ✓ did not leave a will.

And that the debts against said estate ✓ have been paid / _ have not been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Signature

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this 10th day of September, 2019.

Notary Public

My Commission Expires: NOV. 08, 2022

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

Foundation Title & Escrow Series, LLC

EXHIBIT "A"

MAI-1908579REF

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Bordeaux Hills, Section 3, as of record in Book 3600, page 34, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donnell Yarbrough, a single person by Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington D.C. dated September 03, 1981 and recorded September 14, 1981 in Book 5794, Page 154, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Donnell Yarbrough and Minnie Y. Horton by Deed from Donnell Yarbrough, a single man dated August 20, 1986 and recorded September 19, 1986 in Book 6984, Page 324, in said Register's Office for Davidson County, Tennessee. *The said Donnell Yarbrough having died on August 08, 1994 and Minnie Y. Horton having died on June 06, 2004. Affidavit of Heirship recorded December 17, 2007 as Instrument No. 20071217-0144524, in said Register's Office for Davidson County, Tennessee.*

Reference Street Address: 3228 Lagrange Drive, Nashville, TN 37218
Tax Map & Parcel No. 080 08 0 177.00

Exhibit "B"

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 080 08 0 178.00
Current Owner: HEREFORD, DARLENE A.
Mailing Address: 3230 LAGRANGE DR
NASHVILLE, TN 37218
Zone: 4
Neighborhood: 3536

Location: 3230 LAGRANGE DR
Land Area: 0.14 Acres
Most Recent Sale Date: 02/20/2001
Most Recent Sale Price: $0
Deed Reference: 20010307-0021607
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2019
Land Value: $28,100
Improvement Value: $86,500
Total Appraisal Value: $114,600

Assessment Classification*: RES
Assessment Land: $7,025
Assessment Improvement: $21,625
Assessment Total: $28,650

LEGAL DESCRIPTION

LOT 151 BORDEAUX HILLS SEC 3 055X123XIR

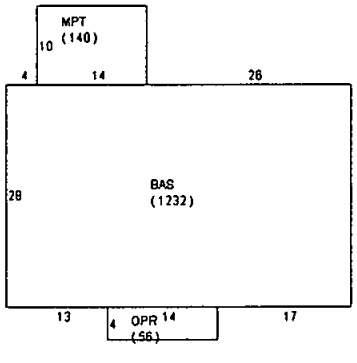
IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1966
Square Footage: 1,232
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 6
Beds: 3
Baths: 1
Half Bath: 0
Fixtures: 5

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

Exhibit "C"

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 080 08 0 177.00
Current Owner: EWIN, TERESE
Mailing Address: 3228 LAGRANGE DR
NASHVILLE, TN 37218
Zone: 4
Neighborhood: 3536

Location: 3228 LAGRANGE DR
Land Area: 0.16 Acres
Most Recent Sale Date: 06/06/2004
Most Recent Sale Price: $0
Deed Reference: 20071217-0144524
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2019
Land Value: $28,100
Improvement Value: $90,800
Total Appraisal Value: $118,900

Assessment Classification*: RES
Assessment Land: $7,025
Assessment Improvement: $22,700
Assessment Total: $29,725

LEGAL DESCRIPTION

LOT 150 BORDEAUX HILLS SEC 3

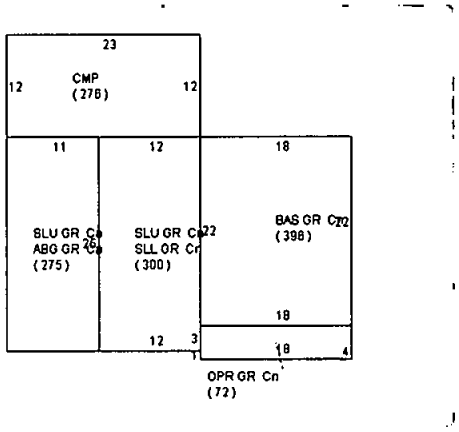
IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1967
Square Footage: 1,271
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 6
Beds: 3
Baths: 1
Half Bath: 0
Fixtures: 5

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: SPLIT-LEVEL
Foundation Type: SLAB
Roof Cover: ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.