Karen Johnson Davidson County
Batch# 346397 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20200122-0008083

This instrument was prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Affidavit of Heirship pursuant to Tennessee Code Annotated Section 30-2-712 For Nita Crockett Browning Davis

STATE OF TENNESSEE
COUNTY OF WILSON

After being duly sworn the undersigned, Debbie Payne, avers as follows:

1. That she is familiar with the estate and heirs of Nita Crockett Browning Davis (deceased) having had personal knowledge of him in the capacity of family friend for over 30 Years;
2. That Nita Crockett Browning Davis had an ownership interest in property located at 120 Lake Chateau Drive, C-2, Hermitage, TN 37076 (described in Instrument No: 20050803-0090721 Register's Office for Davidson County, Tennessee).
3. That Nita Crockett Browning Davis died testate 9/20/2013 vesting her interest in the property in her heirs at law;
4. That Nita Crockett Browning Davis was unmarried and had one child;
5. That at the time of her death, Nita Crockett Browning Davis was survived by her daughter, Tanya Alota Davis Barlar;
6. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Nita Crockett Browning Davis and that it will be relied on by all future parties to certify proper transfer and title to the real estate described herein.
7. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell

from any and all claims that may be made against them by or on account of the Nita Crocket Browning Davis, whether they be for debts, claims, judgments, Federal Estate Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by Nita Crockett Browning Davis as a result of providing false and misleading information.

Executed this 15th day of January, 2020.

Debbie Payne

Debbie Payne AFFIANT

FURTHER AFFIANT SAYETH NOT.

SUBSCRIBED AND SWORN TO before me this 15TH day of January, 2020.

(seal)



Lissa Groom

NOTARY PUBLIC

My Commission Expires: 9.16.2020

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STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie Payne, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilson County, Tennessee this 15TH day of January, 2020.

(seal)



Lissa Groom

NOTARY PUBLIC

My Commission Expires: 9.16.2020

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

