This Instrument Prepared By:
Foundation Title and Escrow Mt. Juliet
545 N. Mt. Juliet Rd, Ste 1102
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 351576 AFFIDAVITH
01/31/2020 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200131-0011669

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

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 27th day of January, 2020, before me personally appeared **Brittany Staggs**, 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 232 Donegan Crossing Road, Dickson, TN 37055 and has been familiar with the family history for 27 years of Barbara June Brewster, deceased, who was the owner of the following property located at 1702 Litton Avenue, Nashville, TN 37216:

See Exhibit "A."

That Affiant knew Barbara June Brewster (Decedent) and is familiar with Decedent's family history; **Brittany Staggs is the cousin of Annie Brewster (sole heir/ daughter of Barbara June Brewster. Brittany was also the niece of Barbara June Brewster).**

And that said decedent died on November 20, 2019, and that the place of residence and homestead, at the time of death, was as follows:

1702 Litton Avenue, Nashville, TN 37216

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

1.	Name	Address
a. Surviving Spouse	**N/A- never married**	
b. Children	**Annie Brewster**	**1702 Litton Ave, Nashville, TN 37216**
c. Children of deceased children	NONE	
d. Adopted children	NONE	

e. Children of deceased adopted children NONE

(if none above, go to 2)

2.

a. Parent(s) NONE

(if none above, go to 3)

3.

a. Brother(s)/sister(s) NONE

b. Children of deceased brother(s)/sister(s) NONE

(if none above, go to 4)

1.

a. Paternal grandparent(s) NONE

b. Children of deceased paternal grandparent(s) NONE

i.e. aunt(s)/uncle(s)

c. Children of deceased paternal aunt(s)/uncle(s) NONE

i.e. cousins

d. Maternal grandparent(s) NONE

e. Children of deceased maternal grandparent(s) NONE

i.e. aunt(s)/uncle(s)

f. Children of deceased maternal aunt(s)/uncle(s) NONE

i.e. cousins

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: NONE

And said deceased did not leave a will.

And that the debts against said estate have 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.

Brittany Staggs

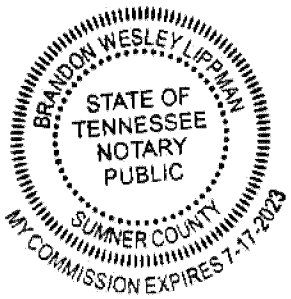
STATE OF TENNESSEE

COUNTY OF DICKSON

Sworn to and subscribed before me on this 27th day of January, 2020.

Notary Public

My Commission Expires: (SEAL) 7-17-23



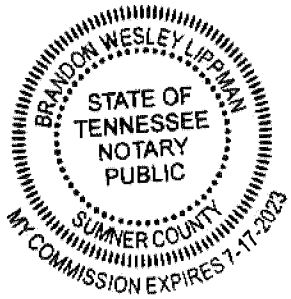
STATE OF TENNESSEE

COUNTY OF DICKSON

On this 27th day of January, 2020, before me, the undersigned Notary Public, personally appeared **Brittany Staggs**, known to me or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: (SEAL) 7-17-23



File No.: MTJ-1913363FC

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

BEING Lot No. 109 on the plan of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 109 fronts 50 feet on the southerly side of Litton Avenue and extends back 150 feet between parallel lines to a dead line measuring 50 feet.

Being the same property conveyed to William P. Brewster and wife Flora G. Brewster by Warranty Deed from Stephen R. Meador and wife Janice R. Meador dated November 29, 1977 and recorded December 2, 1977 in Book 5228, Page 941, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Flora G. Brewster by Quitclaim Deed from William P. Brewster dated December 26, 1984 and recorded December 27, 1984 in Book 6459, Page 60, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Barbara June Brewster and Annie Marie Brewster (mother & daughter) by Deed from Flora G. Brewster (WARF) dated May 18, 1999 and recorded June 25, 1999 in Book 11543, Page 523, in said Register's Office for Davidson County, Tennessee. *The said Barbara June Brewster having died on November 20, 2019.*

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE Nnotary PUBLIC RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)