AFTER RECORDATION, RETURN TO:
CAIN & ASSOCIATES, PLLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

PREPARED BY:
CAIN & ASSOCIATES, PLLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 356074 AFFIDAVITH
02/10/2020 01:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200210-0015110

AFFIDAVIT OF HEIRSHIP

Comes now Beverly E. Williams, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee residing at 265 Delvin Dr. Antioch TN. 37013

2. That Affiant, has personal knowledge of the family of **Charles Poplar** (the Decedent) by reason of the following:

family Friend

3. That Affiant knew that at date of death, said Decedent owned the following described real estate in Davidson County, Tennessee.

See Exhibit A

Being also known as **3148 Ewingwood Drive, Nashville, TN 37207.**

4. That Decedent died, intestate, (without a will), on May 3, 2014 and was at the time a resident of Davidson County, Tennessee.

5. That the Decedent was married at the time of his death to Barbara Wynn Poplar.

6. That the Decedent had One (3) children born to or adopted by her.

7. The name and age of these children are as follows:
   DeWayne Wilcox (aka Dwayne Wilcox) : Age 56
   Rolando T. Johnson: Age 50
   Charles Watkins: Age _____

8. The only living heirs of Charles Poplar are:
   Barbara Wynn Poplar
   DeWayne Wilcox (aka Dwayne Wilcox)
   Rolando T. Johnson
   Charles Watkins

This Instrument Prepared by:
Trey Cain, Esq.
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101
615-778-9675

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Sworn and subscribed to this 29th day of Jan, 2020.

Beverly E. Williams
Affiant

State of Tennessee

County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Beverly E. Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January, 2020.

My commission expires:

4/8/21

NOTARY PUBLIC

ROBERT GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 8, 2021

This Instrument Prepared by:
Trey Cain, Esq.
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101
615-778-9675

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Poplar, unmarried by Warranty deed from Lester C. McClain of record in Book 10625, page 463, Register's Office for Davidson County, Tennessee, dated September 18, 1997 and recorded on September 29, 1997.

Charles Poplar having since died intestate. Petition for Appointment of Administrator of record at Docket No. 14P-1786 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, names heirs Barbara Wynn Poplar, DeWayne Wilcox and Rolando T. Johnson.

Being also known as 3148 Ewingwood Drive Nashville, Tennessee 37207.

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

