Karen Johnson Davidson County
Batch# 356742 AFFIDAVITH
02/11/2020 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015651

AFFIDAVIT OF HEIRSHIP

Regarding

Mildred K. Swinea

STATE OF TENNESSEE
COUNTY OF Wilson

Comes now the undersigned, Lisa Ledbetter, being duly sworn, this 14 day of January, 2020, pursuant to TCA §30-2-712, and makes oath the following statements are true and accurate based on her personal knowledge:

1. That the undersigned is a resident of Davidson County, State of Tennessee, and has known Mildred K. Swinea and her family for approximately 56 years.

2. That Mildred K. Swinea died in April, 2019 being a widow.

3. That Mildred K. Swinea was survived by her four children, namely Katherine Dianne Nevill, James Gregory Swinea, Susan Swinea Musel, and Jeffery Franklin Swinea.

4. That Mildred K. Swinea had no other children either by birth or adoption.

5. That the undersigned is at least 18 years of age and of sound mind and disposition.

6. That the undersigned, acknowledges that Realty Title & Escrow Company, Inc., and any title insurance underwriter involved in the pending sale of that property located at 5008 Bonnawell Drive, Hermitage, TN, are relying on the accuracy of the representations contained herein in conducting the closing, insuring title and preparing documents and would not otherwise conduct the closing, insure title or prepare the documents unless such representations were made.

7. That the undersigned, agrees to indemnify and hold harmless Realty Title & Escrow Company, Inc., and its title insurance underwriter for any loss or damage which either or both of them may incur as a result of the issuance of title insurance policies on the subject property in reliance on this affidavit.

In Witness Whereof and in testimony hereto I have signed my name:

Lisa Ledbetter

Subscribed and sworn to before me this 14 day of January, 2020.

Notary Public

My commission Expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Ledbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 14 day of January, 2020.

Notary Public

My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

#77358

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

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, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)