*THIS INSTRUMENT PREPARED BY:*
*Grayson Smith Cannon, Esq.*
*PHILLIPS & INGRUM*
*117 East Main Street*
*Gallatin, Tennessee 37066*
*(615) 452-8030*

Karen Johnson Davidson County
Batch# 364064 **AFFIDAVITH**
02/27/2020 08:15:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200227-0021618

# AFFIDAVIT OF INHERITANCE OF REAL ESTATE

| Address of New Owner | Send Tax Bills to: | Map and Parcel No. |
|---|---|---|
| Conrad R. Douglas | Conrad R. Douglas | 59-14-251 |
| 133 Queens Lane | 133 Queens Lane | |
| Nashville, TN 37218 | Nashville, TN 37218 | |

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

FRANCES F. DOUGLAS, deceased, one of the owners of the following described real estate, died on or about October 9, 2008, in Davidson County, Tennessee, leaving a will, probated of record in the Probate Court for Davidson County, Docket No. 09P4401. Said will of FRANCES F. DOUGLAS leaving all of her property to the undersigned, CONRAD R. DOUGLAS. CARL DOUGLAS, the former husband of FRANCES F. DOUGLAS and the remaining owner of the real estate, died on or about October 6, 2016, leaving no will, but leaving the undersigned CONRAD R. DOUGLAS as his only heir, he being divorced and not re-married and having no other children ever born to him. Said land is described specifically as follows:

> Being Lot No. 8 on the Plan of Hillmore Subdivision of record in Book 6250, Page 195 of the Register's Office for said County, to which plan reference is hereby made for a more complete detailed description of said lot.
>
> Being the same property conveyed to SHARLYN D. DOUGLAS by Deed from the Department of Housing and Urban Development, of record in Book 9266, Page 943, Register's Office for Davidson County, Tennessee.
>
> Said property then being transferred according to an Affidavit of Heirship to CARL DOUGLAS and FRANCES F. DOUGLAS upon the death of SHARLYN D. DOUGLAS, their biological daughter, of record as instrument no. 20070413-0044599 in the Register's Office of Davidson County.

The undersigned, CONRAD R. DOUGLAS, received all of the interests of his mother, FRANCES F. DOUGLAS and his father, CARL DOUGLAS, by virtue of FRANCES R. DOUGLAS's will and intestate succession in the case of CARL A. DOUGLAS.

There are no debts or encumbrances existing which are a lien on said interest in the described real estate.

Date: February 24, 2020 Conrad R. Douglas
**CONRAD R. DOUGLAS**

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, CONRAD DOUGLAS, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 24th day of February, 2020.

Carolyn L. Ingram
**NOTARY PUBLIC**

My Commission Expires: 10-23-23

CAROLYN L INGRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY