THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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(615) 627-4444

Karen Johnson Davidson County
Batch# 371430 AFFIDAVITH
03/12/2020 01:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200312-0027845

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, William H. Tucker III, being first duly sworn according to law, being of lawful age and a resident of Brentwood, Williamson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Barbara H. Tucker (the "decedent") died January 26, 2020.

2. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a widow. The decedent's spouse, William H. Tucker, also known as William H. Tucker, Jr. predeceased on February 4, 1996.

3. The decedent died with two surviving issue, her son, William H. Tucker III, and her daughter, Lisa Tucker Moore. The decedent never had any other children or adopted any children.

4. The decedent died intestate.

5. Accordingly, the heirs-at-law of the decedent are William H. Tucker III and Lisa Tucker Moore, who are both adults.

6. At the time of her death, the decedent owned all, right, title and interest in real property located at 819 Evansdale Drive, Davidson County, Tennessee, Davidson County Tax Map 146 10 0, Parcel 044.00, and being more particularly described by deed of record in Book 5037, Page 463, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto.

7. This affidavit will confirm the vesting of title to the real property located at 819 Evansdale Drive, Davidson County, Tennessee, after the death of Barbara H. Tucker, to her heirs-at-law, William H. Tucker III and Lisa Tucker Moore, in equal shares as tenants in common.

Further, affiant saith not.

Dated this 11th day of March, 2020.

William H. Tucker III

Subscribed and sworn to before me
this 11th day of March, 2020.

Notary Public

My Commission Expires: _____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, William H. Tucker, III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.

My Commission Expires: _____

Notary Public

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

BOOK 5037 PAGE 463

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
William S. Haga and wife, Marian C. Haga

TO
William H. Tucker and wife, Barbara H. Tucker

For draftsman's use

This instrument was prepared by
ISSIM AND SHORT, Attorneys
ırt Square Building
shville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Tucker, et ux (NAME)	same (NAME)	
819 Evansdale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	44 190

D 5 4 7 5 7

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

JUN 21 2 12 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 62,000.00 W. H. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 76

Notary Public

MY COMMISSION EXPIRES: Dec. 5, 1979

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Please Mail To 819 Evansdale Dr. Nash, Tenn. 37220

For and in Consideration of the sum of Ten and No/100 Dollars ($10.00) DOLLARS

and other good and valuable consideration receipt of which is hereby acknowledged, including the assumption by the grantees of the balance of an indebtedness due Northwestern Mutual Life Insurance Company as secured by a Deed of Trust of record in Book 3791, page 725, Register's Office for Davidson County, Tennessee.

We, William S. Haga and wife, Marian C. Haga

have bargained and sold, and by these presents do transfer and convey unto the said William H. Tucker and wife, Barbara H. Tucker

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 24 on the Plan of Forest Park Subdivision, of record in Book 2900, page 122, Register's Office for said County.
Said Lot No. 24 fronts 134.0 feet on the southerly side of Evansdale Drive and runs back on the easterly line 330.0 feet and on the westerly line 330.0 feet to a dead line in the rear on which it measures 134.0 feet.

Being the same property conveyed to William S. Haga and wife, Marian C. Haga by deed from James Douglas Worley, Sr. and wife, Helen Jones Worley of record in Book 3788, page 873, Register's Office for Davidson County, Tennessee.

JUN 21 76 CONV 62,000.00
JUN 21 76 S TAX B* 161.20
JUN 21 76 S TAX B* .50
JUN 21 76 FEE 3* 4.00 * 165.70
JUN 21 76 W DEED

202003120027845

BOOK 5037 PAGE 464

WD-2

This is ( ) unimproved / (X) improved property, known as 819 Evansdale Drive (House Number) (Street) Nashville (P. O. Address; City or Town) Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Tucker and wife, Barbara H. Tucker their heirs and assigns, forever.

And we do covenant with the said William H. Tucker and wife, Barbara H Tucker that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Except as herein stated.

And William S Haga and wife, Marian C. Haga

do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said William H Tucker and wife, Barbara H. Tucker their heirs and assigns against the lawful claims of all persons whomsoever.

Witness their hands this 21st day of June, 1976

William S Haga

Marian C. Haga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named William S. Haga and wife, Marian C. Haga

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 21st day of June, 1976.

Helen V. Cayce, Notary Public.

Commission expires May 8, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....,

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....

202003120027845

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

