Karen Johnson Davidson County
Batch# 373061 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20200316-0028978

This Instrument Prepared by:
L. Broner McCoy, Atty
102 North Main Street
Ashland City, TN 37015

AFFIDAVIT OF HEIRSHIP OF

Samuel T. Richardson and Patricia A. Richardson

1. Affiant is as follows:

   Brenda J. Nichols
   4441 Grays Point Road
   Joelton, TN 37080

2. That Samuel T. Richardson died intestate on 08/25/1974 and was married at the time of his death to Patricia A. Richardson.

3. That Patricia A. Richardson died intestate on 05/13/2018 and was widowed and remained unmarried until her death.

4. Samuel T. Richardson and Patricia A. Richardson were the natural parents of four (4) children that survived beyond infancy: Scott Richardson, Kerry Richardson, Trent Richardson, and Tracy Richardson. Two other children, Kelvin Richardson and Melvin Richardson, both passed away as infants. No other children were born to or adopted by Samuel T. Richardson and Patricia A. Richardson during their lifetime.

5. This affidavit is being provided to clarify title to all real property owned by Samuel T. Richardson and Patricia A. Richardson at the time of their death, including but not exclusive to the property being described as follows:

   Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

   Beginning at an iron pin 307.4 feet South 10 degrees 00' East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in the Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F. L. Burgess by deed from Henry Carney of record in Book 332, Page 659, Register's Office for Davidson County, Tennessee; thence with a line North 83 degrees 45' West 702.2 feet to a point; thence with a line South 10 degrees 40' East 308.5 feet to a point; thence with a line South 83 degrees 45' East 698.5 feet to a point; thence with a line North 10 degrees 00' West 307.5 feet to the point of the beginning, containing 4.75 acres, more or less.

   There is also hereby conveyed a 25 ft. right-of-way for access of ingress and egress to and from the above described property to and from Old Hickory Boulevard described as follows, to-wit:

   Beginning at an iron pin 307.4 feet South 10 degrees 00' East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in a Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F. L. Burgess by deed from Henry Carney of record in Book 332, Page 659, Register's Office for Davidson County, Tennessee; thence with a line North 10 degrees 00' West 307.4 feet a point in the South right-of-way line of Old Hickory Boulevard; thence with said right-of-way line in a Westerly direction 25 ft. to a point in said right-of-way line; thence South 10 degrees 00' East 307.4 feet to a point; thence South 83 degrees 45' East 25 feet to a point of the beginning.

Being the same property conveyed to Samuel T. Richardson by deed from Ella Richardson dated 01/16/1970 and record on 01/19/1970 in Book 4392, Page 320, Register's Office for Davidson County, Tennessee.

6. The affiant was acquainted with Samuel T. Richardson and Patricia A. Richardson and their family and know the above stated facts to be true and accurate.

7. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Samuel T. Richardson and Patricia A. Richardson.

8. AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

9. Further affiant saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Samuel T. Richardson and Patricia A. Richardson on this the 16th day of March, 2020.

Brenda J. Nichols

Brenda J. Nichols

Sworn to and subscribed before me this the 16th day of March, 2020.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2020

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Brenda J. Nichols**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of March, 2020.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2020

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 10th day of March, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY