Karen Johnson Davidson County
Batch# 383175 AFFIDAVITH
04/08/2020 12:48:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200408-0037032

AFFIDAVIT OF HEIRSHIP

I Amanda Tibbs Johnson, formerly known as Amanda Lynette Tibbs, ("Affiant"), residing at 3044 Cecil Lewis Drive, Franklin, Tennessee 37067, duly sworn, and state:

1. I am over the age of eighteen years and have personal knowledge of the following facts.

2. I knew the decedent, Robert Burns Tibbs, who died on May 26, 2007, from September 21, 1982 to May 26, 2007. Robert Burns Tibbs was my Father. Robert Burns Tibbs's place of death was Memphis, Tennessee. Robert Burns Tibbs was the son of Robert Tibbs and Virginia Lee Tibbs (both deceased).

3. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

4. Robert Burns Tibbs left the following items of real property and did not leave a Last Will and Testament:

1300 Caldwell Avenue, Nashville, Tennessee, 37212, located in Davidson County and legally described as:

> Being Lot No. 31 on the Map of D.B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office for said County.
>
> Said Lot No. 31 is described as follows: Beginning on the north margin of Caldwell Avenue, formerly Lawrence Avenue, at the southeast corner of said lot at the intersection of an alley; thence with the westerly margin of said alley, northerly 175 feet to a point; thence northwesterly around a turn leading into another alley 5 feet to the south margin of said alley; thence westerly along the south margin of said alley 34 1/2 feet to the corner of Lots Nos. 30 and 31; thence southerly with the line between said lots 175 feet to the north margin of Caldwell Avenue; thence easterly along said Avenue 87.3 feet to the beginning.
>
> Being the same property conveyed to Robert Tibbs and wife, Virginia Lee Tibbs (both deceased) by deed from Farris A. Deep and wife, of record in Book 2543, page 477, Register's Office of Davidson County, Tennessee. Also being the same property wherein the decedents conveyed a one-fifth interest to Helen Merritt (now Helen Tibbs-

Merritt,) Daisy Tibbs (now Daisy Tibbs Lee) and Joyce Pack (now Joyce Marie Tibbs) of record in Book 4528, page 221, Register's Office of Davidson County, Tennessee. Also being the same property vested in the children of Robert Tibbs and Virginia Tibbs by the laws of descent and distribution in the State of Tennessee who are Helen Merritt (now Helen Tibbs-Merritt,) Daisy Tibbs (now Daisy Tibbs Lee,) Joyce Pack (now Joyce Marie Tibbs,) Robert Burns Tibbs, and Deborah Lee Tibbs, as described by record in Affidavit of Inheritance as instrument number 20040206-0014862, Register's Office for Davidson County, Tennessee.

5. On September 18, 1976, Robert Tibbs died intestate and Virginia Tibbs (also known as Virginia Lee Tibbs) became sole owner of the property as his wife by operation of law. On October 15, 1996, Virginia Tibbs died unmarried and intestate. Robert Tibbs and Virginia Tibbs only had five children who were Helen Merritt (now Helen Tibbs-Merritt,) Daisy Tibbs (now Daisy Tibbs Lee,) Joyce Pack (now Joyce Marie Tibbs,) Robert Burns Tibbs, and Deborah Lee Tibbs. Robert Burns Tibbs died unmarried and intestate on May 26, 2007 and only had one child during his lifetime who is Amanda Tibbs Johnson, formerly Amanda Lynette Tibbs. By virtue of the conveyance to Helen Merritt, Daisy Tibbs, and Joyce Pack by Robert Tibbs and wife, Virginia Tibbs by warranty deed in Book 4528, page 221, and by the deaths of Robert Tibbs and Virginia Tibbs who died intestate and the death of Robert Burns Tibbs who died intestate, the sole owners of undivided interests of 1300 Caldwell Avenue, Nashville, Tennessee 37212 are Helen Tibbs-Merritt (75 years old, born on May 12, 1944, who resides at 23238 Thorncliffe Street, Southfield, Michigan 48033,) Daisy Tibbs Lee (78 years old, born on October 6, 1941, who resides at 22580 Saratoga St. Apt. 102, Southfield, Michigan 48075,) Joyce Marie Tibbs (76 years old, born on May 17, 1943, who resides at 5111 West Outer Drive, Detroit, Michigan 48235,) Amanda Tibbs Johnson (37 years old, born on September 21, 1982, who resides at 3044 Cecil Lewis Drive, Franklin, Tennessee 37067,) and Deborah Lee Tibbs (68 years old, born on January 17, 1952, who resides at 3524 Laketown NE Drive, Antioch, Tennessee 37013). There are no other parties who own any interest, present or future, in this property.

6. At the time of death, Robert Burns Tibbs's marital history was as follows:

Clairene Teague Tibbs, who Robert Burns Tibbs married on December 24, 1977 and divorced on March 07, 1997.

7. Robert Burns Tibbs only had one child during his life, and his sole heir is as follows:

Amanda Tibbs Johnson, formerly known as Amanda Lynette Tibbs, 3044 Cecil Lewis Drive, Franklin, Tennessee 37067, a Daughter, born September 21, 1982.

Affiant declares by signature that, subject to the penalty for perjury, this affidavit is not false or misleading and that the Affiant is mindful of all duties imposed upon the Affiant.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete as of MARCH 27, 2020, the date I affixed my signature to this Affidavit.

AMANDA TIBBS JOHNSON

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of March, 2020, before me personally appeared Amanda Tibbs Johnson, to me known to be the person described in and who executed the foregoing Affidavit, and, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Michael Davis
Notary Public

My commission expires 11-8-2022

MICHAEL DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

This instrument was prepared by:

Brittany Dunbar
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