Karen Johnson Davidson County
Batch# 383962 AFFIDAVITH
04/09/2020 01:39:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200409-0037782

This Document was prepared by:
RONALD H. BICE, JR., ATTORNEY
4515 HARDING ROAD, SUITE 103
NASHVILLE, TN 37205

In Re: 8029 Quail Creek Road (Improved)
Nashville, TN 37221
Map & Parcel- 12700028200

(Heirs of BOBBY WAYNE KEPHART, deceased (June 30, 2019)

AFFIDAVIT OF HEIRSHIP

I, JAMES G. ORMAN, hereinafter referred to as the (Affiant), being first duly sworn, makes oath as follows:

1. The Affiant is seventy-three (73) years old and is a resident of Nashville, Tennessee 37205, residing at the following address:
728 Brownlee Drive
Nashville, TN 37205;

2. The Affiant personally knew BOBBY WAYNE KEPHART., hereinafter referred to as "decedent", who deceased on June 30, 2019, in Davidson County, Tennessee, seized and possessed of the above captioned real estate and has personal knowledge of the family of Decedent by reason of the following: I am a longtime friend and I have known decedent for over forty-five (45) years.

3. The Affiant knows that the decedent, BOBBY WAYNE KEPHART, deceased on June 30, 2019, at the age of seventy-nine (79) in Davidson County, Tennessee. He was not married at the time of his death, he had no children who predeceased him and he was survived by three (3) children as follows:

NATALIE Y. RANSFORD
6436 Fleetwood Drive
Nashville, TN 37209

JENNIFER N. SELLERS
1065 Forest Drive
Kingston Springs, TN 37082

DANIEL L. KEPHART
8025 Quail Creek Road
Nashville, TN 37221

4. The Decedent, BOBBY WAYNE KEPHART, at the time of his death owned a fee simple interest in the above described property as follows:

8029 Quail Creek Road, Nashville, Tennessee 37221

Being the same property conveyed to BOBBY KEPHART and wife, THELMA KEPAHRT by Quitclaim Deed from Bobby Kephart and wife, Thelma Kephart, and Real Security, Inc., of record in Deed Book 10152, Page 138, of Register's Office for Davidson County, Tennessee. The said Thelma Kephart having deceased..

FURTHER AFFIANT SAITH NOT.

Dated this 23 day of MARCH, 2020.

James G. Orman

Affiant

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, JAMES G. ORMAN, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this 23rd day of March, 2020.

Brenda K. Froman

Notary Public

My Commission Expires: 1-29-23

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON