Karen Johnson Davidson County
Batch# 387729 AFFIDAVITH
04/17/2020 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200417-0040616

THIS INSTRUMENT
PREPARED BY:
Tressler & Associates, LLC
212 N. Castle Heights Ave.
Lebanon, TN 37087

Parcel ID:
188-10-OC-126.00-CO

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Now comes **Blaine Joseph Walker**, having been first duly sworn and on their oath does depose and state that they are of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiants reside at the following addresses:

   Blaine Joseph Walker
   _____
   _____

2. That Affiant has personal knowledge of the family of **Joanne Marie Walker**, Decedent, by reason of the following:

   The Affiant is the son of **Joanne Marie Walker.**

3. That **Joanne Marie Walker**, Decedent, passed away on February 10, 2020, and at the time of her death she owned all of the ownership interest in the property known as 513 Pleasant Street, Nolensville, Tennessee, County of Davidson, described below.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of his death, the Decedent was not married and had not been married during the entire time she owned the property located at 513 Pleasant Street Nolensville, Tennessee 37135.

6. That the Decedent's only offspring is **Blaine Joseph Walker.**

7. That the following persons, being over the age of eighteen (18), constitute the only potential heirs at law of the Decedent at the time of his death:

Name	Relationship to Decedent
Blaine Joseph Walker	**Son**

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased him.

9. That no other person or entity has any right or interest in the property located at:

   513 Pleasant Street, Davidson County, Tennessee, other than:
   Blaine Joseph Walker

Property legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from WM SUB CC, LLC, a Tennessee limited liability company of record in

Instrument No. 20171201-0122885 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on December 1, 2017.

Being the same property conveyed to Joanne Marie Walker, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180827-0084727 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

This is IMPROVED property, known as 513 Pleasant Street Nolensville, Tennessee 37135

Further affiants sayeth not.

Blaine J Walker

Blaine Joseph Walker

4-9-2020

Dated

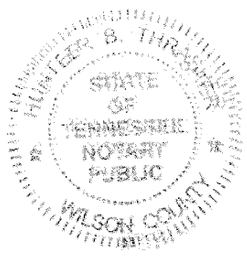
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Blaine Joseph Walker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 9 day of April, 2020.

Notary Public

My Commission Expires: 10-26-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022