Karen Johnson Davidson County
Batch# 392941 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20200429-0044536

This Instrument Prepared By:
Johnny C. Garrett
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100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, TN 37075

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes the affiant, John C. Garrett, IV, being first duly sworn according to law, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. James Gil Fuqua, Sr. and Marie Temple Fuqua ("Mrs. Fuqua") were married. James Gil Fuqua, Sr. died on September 15, 2014. Marie Temple Fuqua died on November 29, 2019.

2. At the time of Mrs Fuqua's death, she was unmarried. On March 20, 2020, a Petition to Probate Holographic Will was filed in the Davidson County Probate Court; docket number 20P519 and on April 16, 2020 James Gil Fuqua, Jr. was appointed the Executor of the Estate of Marie Temple Fuqua.

3. At the time of Mrs. Fuqua's death, she was the record owner of real property located at 232 Burlington Place, Nashville, TN 37215 (the "Property"). The legal description for said property is:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF BURLINGTON, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 5200, PAGES 403, 404, 405 AND 406, AS AMENDED IN BOOK 4800, PAGE 185, SAID REGISTER'S OFFICE.

SAID LOT NO. 44 FRONTS 64.00 FEET ON THE SOUTHERLY SIDE OF BURLINGTON PLACE AND RUNS BACK 98.17 FEET ON THE WESTERLY LOT LINE AND 98.44 FEET ON THE EASTERLY LOT LINE TO A LINE IN THE REAR WHICH MEASURES 64.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KENNETH D. HUNT AND WIFE, ELEANOR E. HUNT BY DEED OF RECORD IN BOOK 8121, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KENNETH D. HUNT HAVING SINCE DIED, LEAVING ELEANOR E. HUNT AS THE SURVIVING SPOUSE. SAID ELEANOR E. HUNT HAVING SINCE DIED, WITH HER WILL BEING PROBATED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 97733, WITH THIRD NATIONAL BANK IN NASHVILLE, HAVING BEEN APPOINTED EXECUTOR.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO JAMES G. FUQUA AND WIFE, MARIE T. FUQUA FROM THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR OF THE ESTATE OF ELEANOR E. HUNT BY SPECIAL WARRANTY DEED DATED 03/09/1992, AND RECORDED ON 03/09/1992, AT BOOK 8570, PAGE 354, IN DAVIDSON COUNTY, TN.

4. At the time of Mrs. Fuqua's death, she was the sole owner of the Property.

5. According to her holographic will, which has been presented and accepted to Probate, Cayce Preston Fuqua, is a beneficiary of the estate. According to the laws of the state of Tennessee, the real property located at 232 Burlington Place, Nashville, TN 37215 is now vested, in part, in Cayce Preston Fuqua.

6. John C. Garrett, IV has a valid, recorded judgment lien against Cayce Preston Fuqua which has been recorded in the Davidson County Register of Deeds, instrument number 20120330-0027173. The judgment is unpaid and owing.

7. Pursuant to Tennessee law, the judgement is now a lien against any and all real property owned by Cayce Preston Fuqua including, but not limited to, his beneficiary interest in 232 Burlington Place, Nashville, TN 37215.

Further, affiant saith not.

Dated this 27 day of April, 2020.

AFFIANT:

John C. Garrett, IV

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared John C. Garrett, IV, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 27th day of April, 2020.

Notary Public

My commission expires: 2/26/2024

RICHARD COLTEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, John C Garrett, 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 Sumner

Personally appeared before me, R. Colten Jones, a notary public for this county and state, John C. Garrett, IV, 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: 2/26/2024.

RICHARD COLTEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY