This instrument was prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 414983 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20200615-0061222

Affidavit of Heirship pursuant to Tennessee Code Annotated Section 30-2-712 For Doris W. Wiginton

STATE OF TENNESSEE
COUNTY OF Wilson

After being duly sworn the undersigned, Dalton Steel, avers as follows:

1. That he is familiar with the estate and heirs of Doris W. Wiginton (deceased) having had personal knowledge of her in the capacity of family friend for 14 Years;
2. That Doris W. Wiginton had an ownership interest in property located at 392 Bonnavale Dr., Hermitage, TN 37076 (described in Instrument Number 20150803-0076149 Register's Office for Davidson County, Tennessee);
3. That Doris W. Wiginton died intestate vesting her interest in the property in her heirs at law;
4. That Doris W. Wiginton was unmarried and had 4 children at the time of her death, all of whom survived her;
5. That at the time of her death, the heirs at law of Doris W. Wiginton were her 4 children: Barry Wiginton, Dana Swafford, Tina Goodrow and Anna Wiginton;
6. That Barry Wiginton, Dana Swafford, Tina Goodrow and Anna Wiginton are all above the age of majority and none of them suffer from any type of disability;
7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Doris W. Wiginton and that it will be relied on by all future parties to certify proper transfer and title to the real estate described herein;

8. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Estate of Doris W. Wiginton, whether they be for debts, claims, judgments, Federal Estate Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by The Estate of Doris W. Wiginton as a result of providing false and misleading information.

Executed this 15th day of April, 2020.

Dalton Steel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dalton Steel with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who executed the foregoing for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2020.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY