Karen Johnson Davidson County
Batch# 421278 AFFIDAVITH
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This instrument was prepared by:
Chase A. Moore, Attorney at Law
4205 Gallatin Road
Nashville, Tennessee 37216
From Information Furnished by the Parties

GRANTEES: Charles V. Boyd, Jr., Linda J. Brown and Susan D. Baker

SEND TAX NOTICES TO: DIANE BAKER, 6509 WILLIAMS ROAD
CROSS PLAINS, TN 37049

MAP & PARCEL NUMBER: 072 04 0 296.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Susan Diane Baker. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 6509 Williams Road, Cross Plains, Tennessee, 37049.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On April 30, 2020, Helen O. Boyd died at 6509 Williams Road, Cross Plains, Tennessee. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 1430 McAlpine Avenue, Nashville, 37216 in Davidson County, Tennessee, more fully described as:

   See Attached Exhibit "A" for complete legal description

   For prior ownership, see Will Book 147, Page 154 in the Probate Court Clerk's Office for Davidson County, Tennessee. **The said Ruby H. Shacklett, being the prior owner, having died testate on March 11, 1984 and her estate having been probated in the Probate Court for Davidson County, Tennessee, on March 27, 1984(see attached Exhibit "B" for issued Letters Testamentary). Prior owner willed a life estate by testamentary intent to said Decedent and prior owner's brother, Thomas E. Kilpatrick, appearing of record under Davidson County Probate Court Case No. 74607(see attached Exhibit "C" for Last Will & Testament of Decedent). Prior owner further willed the remainder interest in the above described property to Charles V. Boyd, Jr., Linda J. Brown and Susan D. Baker. Said Thomas E. Kilpatrick died on November 21, 1985.

6. At the time of the Decedent's death, the Decedent resided at 6509 Williams Road, Cross Plains, Tennessee, 37049.

7. The estate of the Decedent was not administered in a proceeding supervised by a court.

8. Facts concerning my relationship to the Decedent are: The Decedent was my mother. I am a daughter of the Decedent.

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: Decedent was divorced at the time of her death. The Decedent was survived by three (3) next of kin/heirs at law. The said next of kin/heirs at law are Charles V. Boyd, Jr., Linda J. Brown and Susan D. Baker.

Susan Diane Baker
Affiant

Sworn to and subscribed before me this 15 day of June, 2020.

My Commission expires: 9-7-2021

Notary Public

JEFF SHOULDERS
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

THE PREPARER OF THIS AFFIDAVIT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS AFFIDAVIT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Exhibit "A"

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being the northerly 58 feet of Lot. No. 10 and the southerly 40 feet of Lot No. 11, Block "D", on the Plan of Country Club Estates, as of record in Book 843, Page 95.

Said part of said lots adjoin and front together 98 feet on the southwesterly side of McAlpine Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ruby H. Shacklett, by deed from William Dow Jones and wife Louise Jones, as of record in Book 4362, Page 288 in the Register of Deeds Office, Davidson County, Tennessee.

This conyevance is made subject to (1) restriction of record in Book 954, page 569, Book 954, page 686, and Book 1109, page 45; (2) easements for sanitary sewers and/or storm drainage, as of record in Book 4191, page 25 and in Book 4191, page 28.

BILL McPHERSON
COUNTY CLERK
244-1000

Davidson County LETTERS TESTAMENTARY
STATE OF TENNESSEE–DAVIDSON COUNTY File No. 74607

M.B. 290-162

PROBATE COURT March TERM, 19 84

To Helen O. Boyd of Davidson County:

It appearing to the Court that Ruby H. Shacklett has died,

leaving a written will, in which you are appointed execut rix, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said Helen O. Boyd

to enter upon the execution of said will, and take into your possession all of the property, and to make, within thirty days from this date, a perfect inventory thereof, and make due collection of all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provision of the said will and the laws of the land.

Witness Bill McPherson, Clerk of said Court, at office,

this 27th day of March, 19 84, and 208th year of American Independence.

Will filed 3-22-84
Probated 3-27-84
WITHOUT BOND

Bill McPherson, Clerk.

By Ruth Slater D. C.

STATE OF TENNESSEE
Davidson County.

I do solemnly swear that I will honestly and faithfully discharge the duties of execut rix of the last will and testament of Ruby H. Shacklett lately deceased, in accordance with its terms and provisions, to the best of my knowlegde and ability, so help me God.

Helen O. Boyd

Subscribed and sworn to before me this the 27th day of March, 19 84

Ruth Slater, Clerk.
Deputy

STATE OF TENNESSEE
Davidson County.

I, _____, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a full, true and perfect copy of LETTERS TESTAMENTARY, issued to _____

Execut _____ of the estate of _____,

deceased, and I do further certify that _____ is still acting _____ of the estate of _____, and _____ acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this _____ day of _____, 19____.

_____, Clerk.

_____, D. C.

EXHIBIT B

Last Will and Testament

OF

RUBY H. SHACKLETT

* * * * * * * *

I, Ruby H. Shacklett, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament and hereby revoke all other wills or codicils thereto, heretofore made by me.

ARTICLE I

I direct that my Executrix, hereinafter named, pay out of my general estate, all my just debts, expenses of my last illness, my funeral expenses and all expenses of administration, including any estate or inheritance tax that may be charged against my estate, all of the above without any allocation to or reimbursement from any devisee, legatee or beneficiary.

ARTICLE II

I hereby give, bequeath and devise to my daughter, Helen O. Boyd, a life estate in the real property known as 1430 McAlpine Ave. Nashville, Davidson County, Tennessee, with the provision that my brother, Thomas E. Kilpatrick, be allowed to live in the house until his death. I give, bequeath and devise the remainder interest in the above described property to my three grandchildren; Charles V. Boyd, Jr., Linda J. Brown and Susan D. Baker.

ARTICLE III

I hereby give, bequeath and devise to my daughter, Helen O. Boyd, all of my personal effects, household furniture and furnishings.

EXHIBIT C

Ruby H. Shacklett : Probated March 27, 1984 74607

ARTICLE IV

I hereby appoint my daughter, Helen O. Boyd, as Executrix of this my Last Will and Testament and because of my confidence in her, she is to serve without bond.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament on this 9th day of August, 1982, consisting of three (3) typewritten pages, including the attestation clause and an Affidavit which I have requested the attesting witnesses to execute.

Ruby H. Shacklett
Ruby H. Shacklett, Testatrix

The foregoing instrument was signed, published and declared by the Testatrix, Ruby H. Shacklett, as and for her Last Will and Testament in the sight and presence of us and each of us and we at the same time, at her request, and in her sight and presence and in the sight and presence of each other and believing her to be of sound mind have hereunto subscribed our names as attesting witnesses on this 9th day of August, 1982.

Robert M Cozzon
Signature of witness

Susan M. Cozzon
Signature of witness

A F F I D A V I T

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make oath; that the Testatrix, Ruby H. Shacklett, on the 9th day of August, 1982, declared and signified to us the foregoing instrument to be her

Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and in the sight and presence of each other then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, the Testatrix, Ruby H. Shacklett was more than 18 years of age and we believed her to be of sound mind; that we the undersigned each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

Robert M Boggs
Affiant

Affiant

Sworn to and subscribed before me
this 9th day of August, 1982.

Notary Public

My commission expires 7/21/84