Karen Johnson Davidson County
Batch# 425736 AFFIDAVITH
06/25/2020 09:23:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200625-0068628

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

THIS AFFIDAVIT WAS PREPARED BASED ON THE INFORMATION SUPPLIED BY THE PARTIES. THE PREPARER OF THIS AFFIDAVIT MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER AS TO THE ACCURACY HEREOF.

AFFIDAVIT OF HEIRSHIP

The undersigned Affiant, after being first duly-sworn, hereby makes oath and states as follows:

1. Affiant is an adult, competent to make the following statements and personally familiar with Karen Lynn Larkin and her family, as the result of knowing her family for over fifty (50) years, dating back to 1970 from School.

2. The real property for which this Affidavit of Heirship relates is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

3. Karen Lynn Larkin passed away on March 30, 2019.

4. Karen Lynn Larkin was not married at the time of her death.

5. The following is the only person ever born to or adopted by Karen Lynn Larkin: Mason Dewitt Larkin.

6. This Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated § 30-2-712 *et. seq.* to help establish and reflect the heirship and ownership with respect to the foregoing real property or elsewhere.

<Signature and notary acknowledgments appear on the following page.>

FURTHER AFFIANT SAITH NOT.

Name: Bruce Jones
Address: 7103 Corner Drive
Murfreesboro, TN 37129

STATE OF TENNESSEE)

COUNTY OF Rutherford)

CYNTHIA BARNES-MALONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
My Commission Expires Feb. 20, 2023

Sworn to and subscribed before me, this 22nd day of June, 2020.

Cynthia Barnes-Malone
Notary Public

My Commission Expires: 2-20-23

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Before me, Cynthia Barnes-Malone, a Notary Public of said County and State, personally appeared Bruce Jones, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and seal, at Office in Smyrna, Tennessee, this 22nd day of June, 2020.

Cynthia Barnes-Malone
Notary Public

My Commission Expires: 2-20-23

CYNTHIA BARNES-MALONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
My Commission Expires Feb. 20, 2023

EXHIBIT A

PROPERTY DESCRIPTION

BEING a certain Unit in Davidson in Davidson County, Tennessee being Lot No. 13 on the Plan of McMurray Court, de minimus Planned United Development, of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Karen L. Larkin, an unmarried woman, by deed from Mary S. Broadus, of record in Instrument No. 20040824-0102341, Register's Office for Davidson County, Tennessee.