Karen Johnson Davidson County
Batch# 443286 AFFIDAVITH
07/23/2020 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200723-0081286

This Instrument Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned does hereby state and affirm as follows:

1. That Ernest Cecil, Jr. and wife Ruby Cecil owned that certain real property more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, Page 92, Register's Office for said County.

Said Lot 46 fronts 55.0 feet on the Southerly margin of Matthews Court and extends back 124.0 feet on the Easterly line and 115.7 feet on the Westerly line to a dead line in the rear measuring 74.1 feet thereon.

INCLUDED with this conveyance is all right, title and interests in and to that certain Easement for Encroachment & Permissive Use Agreement from Nancy Ryans as the owner of Lot 45 executed and recorded concurrently herewith.

Being the same property conveyed to Ernest Cecil, Jr. and wife Ruby Cecil by Corporate Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, recorded on the 18th day of March, 1971 in Deed Book 4487, Page 16, in the Register's Office of Davidson County, Tennessee.

Property Address: 410 Matthews Court, Nashville, TN 37207
Parcel No.: 071 010 104.00

2. That Earnest Cecil, Jr. predeceased Ruby Cecil leaving her the sole owner by survivorship;

3. That Ruby Cecil died intestate on November 9, 2017 and had five (5) children: John Lewis Cecil, Earnest B. Cecil, Ruby J. Joyner, Sherman R. Cecil and Veronica E. Cecil;

4. That John Lewis Cecil predeceased Ruby Cecil, had two (2) children: John Jason Cecil and Shondrea Cecil Campbell, and that Shondrea Cecil Campbell died January 23, 2018 without issue leaving her mother, LaRentina Campbell Gray, and her brother, John Jason Cecil as her heirs at law;

5. That Veronica E. Cecil predeceased Ruby Cecil and died without issue;

6. That Ernest B. Cecil, Ruby J. Joyner, Sherman R. Cecil, and John Jason Cecil are the exclusive owner of marketable, fee simple title to said real property as the heirs at law of Ruby Cecil;

7. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the estate of Ruby Cecil;

8. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

9. That the undersigned makes this statement for the express purposes of inducing either North American Title Insurance Company or First American Title Insurance Company to insure title to said real property to be free from adverse claims or liens, and of enabling Ernest B. Cecil, Ruby J. Joyner, Sherman R. Cecil, and John Jason Cecil to receive the consideration for the sale of said real property;

10. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of Providence Title, LLC;

11. That in consideration of the issuance of title insurance by Providence Title, LLC, the undersigned agrees to indemnify and hold harmless Providence Title, LLC against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned Ruby Cecil or the estate of Ruby Cecil.

12. Michael Osborne and Orin Osborne join in the execution of this Affidavit of Heirship to confirm and verify the matters contained herein to the best of their knowledge and to further acknowledge that Shondrea Cecil Campbell was the daughter of LaRentina Campbell Gray that her brother was John Jason Cecil.

[SIGNATURES ON FOLLOWING PAGES]

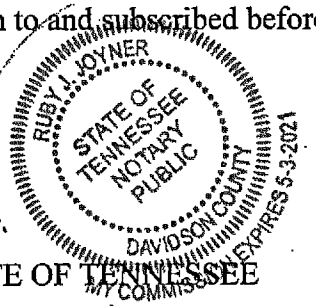
Dated this 17th day of July, 2020.

Michael Osborne

Michael Osborne

Sworn to and subscribed before me this 17th day of July, 2020.

SEAL



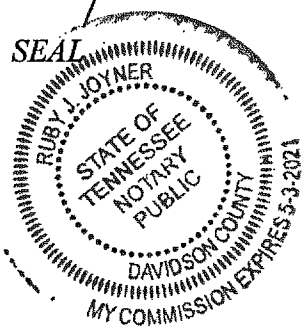
Notary Public
Commission Expires: 5-3-2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Michael Osborne, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of July, 2020.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 5-3-2021

Dated this 17th day of July, 2020.

Orin Osborne

Sworn to and subscribed before me this 17th day of July, 2020.

SEAL

Notary Public
Commission Expires: 5-3-2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Orin Osborne, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of July, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5-3-2021

Certificate of Authenticity

I, Venikka Branch 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21