Karen Johnson Davidson County
Batch# 444297 AFFIDAVITH
07/27/2020 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200727-0082026

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

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned do hereby state and affirm as follows:

1. That EVELYN HADDOX SMITH AKA EVELYN H. SMITH owned that certain real property more particularly described as follows:

A certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Huntington Park, Section 1, as of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75.00 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Isaiah Smith and wife, Evelyn Smith by deed from Merrill Lynch relocation Management, Inc., dated May 19, 1980, filed of record on June 9, 1980, of record in Book 5610, Page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Haddox Smith by QuitClaim Deed from Isaiah Smith, by deed dated June 12, 1995, filed of record on June 12, 1995, of record in Book 9697, Page 129, Register's Office for Davidson County, Tennessee. Evelyn Haddox Smith aka Evelyn H. Smith died February 17, 2020 leaving Danielle Greer, as the Sole Heir At law of Evelyn H. Smith.

TAX PARCEL # 16106009800

PROPERTY ADDRESS: 691 Huntington Parkway, Nashville, TN 37211.

2. That EVELYN HADDOX SMITH AKA EVELYN H. SMITH died February 17, 2020 leaving DANIELLE GREER, as the Sole Heir At law of Evelyn H. Smith.

3. That the principal place of residence at time of death of EVELYN HADDOX SMITH AKA EVELYN H. SMITH was 691 Huntington Parkway, Nashville, TN 37211;

4. That DANIELLE GREER, as the Sole Heir At law of Evelyn H. Smith, is the exclusive owner of marketable, fee simple title to the above-described real property;

5. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property;

6. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended, including two (2) affidavits by disinterested persons (i.e Lottie Brady and Sandy Brady executed and recorded concurrently herewith) who have attested to the veracity of the statements made herein to the best of their knowledge;

7. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor their respective closing and/or title company;

8. That in consideration of the issuance of title insurance by closing and/or title company of DANIELLE GREER, the undersigned agrees to indemnify and hold harmless their respective closing and/or title company 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 owner.

Dated this 22 day of July, 2020.

Danielle Greer

DANIELLE GREER

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

Anneliese M. Heschi

Notary Public

Commission Expires: May 07, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Anneliese M. Heschi
34 Quebec Court
Falling Waters, WV 25419
My Commission Expires May 07, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DANIELLE GREER, 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 22 day of July, 2020.

SEAL

Annelise M. Heschi

NOTARY PUBLIC
COMMISSION EXPIRES: May 07, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Annelise M. Heschi
34 Quebec Court
Falling Waters, WV 25419
My Commission Expires May 07, 2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY