Prepared by:
DLO Title, LLC
101 SE Parkway Court, Suite 220
Franklin, Tennessee 37064
from information furnished by the parties.
The preparer makes no claims or warranties as to the status of title.

Karen Johnson Davidson County
Batch# 457799 AFFIDAVITH
08/17/2020 09:57:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200817-0091791

AFFIDAVIT OF HEIRSHIP

James C. Midgett, Jr., hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. Affiant is 18 years or older and suffers under no mental disability and resides at the following address: 6240 Eatons Creek Road, Joelton, Tennessee 37080.

2. Affiant personally knew **Willie Mine Midgett**, deceased (hereinafter referred to as "Decedent"), and has personal knowledge of the family of Decedent by reason of being a former nephew-by-marriage of the Decedent.

3. Affiant knows that at the date of Decedent's death Decedent owned real property known as **6370 Eatons Creek Road, Joelton, Tennessee 37080** (Tract 1) and **6375 Eatons Creek Road, Joelton, Tennessee 37080** (Tract 2), and described as follows:

Tract 1 (6370 Eatons Creek Rd)
Situated in the 14th Civil District of Davidson County, and more particularly described as follows:

Beginning at an iron pin 24 feet West of the center line Of Eaton's Creek Road, thence running North 20 deg. East 401.3 feet to a spike in the center of Eaton's Creek Road; thence South 60 deg. 15" East 540 feet to an iron pin in a fence line; thence South 20 deg. west 400 feet to an iron pin in the field; thence turning and running North 60 deg. West 540 feet to the beginning, containing 4.9 acres.

Being the same property conveyed to Willie Mine Midgett by Warranty deed from Lakeshore Estates, Inc., a Tennessee corporation of record in **Book 5251, page 990**, Register's Office for Davidson County, Tennessee, dated February 11, 1978 and recorded on February 13, 1978.

Tract 2 (6375 Eatons Creek Road)
Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Feltswood, Section One, of record in Book 3700, page 13, Register's Office for said County.

Being the same property conveyed to Willie Mine Midgett by Warranty deed from Tennessee Construction Company, a Tennessee Corporation of record in **Book 5113, page 985, as rerecorded at Book 5115, page 429**, Register's Office for Davidson County, Tennessee, dated January 21, 1977 and recorded on February 10, 1977.

4. Decedent died on October 9, 2010, without any known will and to date the intestate estate has not been probated and that this Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712 in order to confirm the vesting of title to the above-described real property.

5. At the date of Decedent's death, Decedent was not married.

6. The following persons are ALL of the children born to or adopted by Decedent during Decedent's lifetime:

Mauna Faye Crabtree	**Living at time of Decedent's death**

7. The following persons constituted all of the heirs-at-law of Decedent as of the date of Decedent's death:

Mauna Faye Crabtree	**Deceased at time of this Affidavit**

8. Additional information, if any, either known or understood to be true by Affiant:

The sole heir-at-law at the date of the Decedent's death was **Mauna Faye Crabtree.** On May 28, 1983, Mauna Faye Crabtree married Larry Douglas Crabtree. Mauna Faye Crabtree remained married to Larry Douglas Crabtree continuously until the date of her death on December 26, 2019. Mauna Faye Crabtree and Larry Douglas Crabtree never had or adopted children during Mauna Faye Crabtree's lifetime. Therefore, the sole heir at law of Mauna Faye Crabtree, and the sole heir at law to the property described in paragraph 3 hereof is: **Larry Douglas Crabtree.**

FURTHER AFFIANT SAITH NOT.

James C. Midgett, Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James C. Midgett, Jr.**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he/she executed the within instrument as his/her free act and deed for the purposes therein contained.

Witness my hand, at office, this 21ST day of JULY 2020.

Notary Public

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: SEPT. 20, 2022