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
20200817-0091792

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 **Clyde Midgett**, deceased (hereinafter referred to as "Decedent"), and has personal knowledge of the family of Decedent by reason of being a nephew of the Decedent.

3. Affiant knows that at the date of Decedent's death Decedent owned real property known as **7410 Whites Creek Pike, Joelton, Tennessee 37080,** and described as follows:

> Land in the 14th Civil District of Davidson County, Tennessee and located on the East side of the Nashville and Springfield Road about one mile North of Joelton, Tennessee.
>
> Beginning at a point in the center of the Nashville and Springfield Pike, said point being Spain's Northwest corner and G. W. Williams Southwest Corner in Teasley's east line; thence in an eastwardly direction with Spain's North line 415 feet to a point in Walker's North line; thence in a Northwardly direction on a line parallel with the Nashville and Springfield Pike 210 feet to a point; thence westwardly and parallel to Walker's and Spain's North line 415 feet to a point in the center of the Nashville and Springfield Road in Teasley's line; thence in a Southerly direction with the center of the Nashville and Springfield Road 210 feet to the beginning, containing 2 acres more or less.
>
> Being the same property conveyed to Clyde Midgett by Warranty deed from Gailie W. Williams and wife, Mazel Y. Williams of record in **Book 3316, page 235**, Register's Office for Davidson County, Tennessee, dated December 30, 1961 and recorded on January 2, 1962.

4. Decedent died on May 15, 2008, 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