Karen Johnson Davidson County
Batch# 461891 AFFIDAVITH
08/21/2020 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200821-0094758

Prepared by:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

AFFIDAVIT OF HEIRSHIP
for
Hatie Brady, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Affiants, hereinafter referred to as affiant, being duly sworn, makes oath as follows:

1. The decedents resided at the following address: 4129 Ames Drive, Nashville, TN 37218.

2. The affiants personally knew Hattie Brady, now deceased, hereinafter referred to as decedents, and has personal knowledge of the family of the decedent.

3. The decedent, Hattie Brady died on March 30, 2019.

4. The decedent, Hattie Brady owned property identified as: 4129 Ames Drive, Nashville, TN 37218, in fee simple.

5. The decedent, Hattie Brady had five children:

   Marilyn Brooks died on August 9, 2016 and had one child, Ronald Brooks, Jr.

   Annie Dansby

   Denise Mallone

   Brenda Bryant

   Laura Huddleston

6. This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to real property owned by Hattie Brady in Davidson County, Tennessee, or elsewhere and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee described as follows:

   See attached "Exhibit A" for legal description.

FURTHER AFFIANT SAITH NOT.

Annie Dansby

Denise Mallone

Brenda Bryant

Laura Huddleston

Ronald Brooks, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public

My Commission Expires:
11.8.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Annie Dansby, Denise Mallone, Brenda Bryant, Laura Huddleston and Ronald Brooks, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of August, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public

My Commission Expires:
11.8.2021

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Ames Drive, common corners of Lots 65 and 66; thence with line between said lots, southwestwardly 104.6 feet to a monument at the far corner of Lot Nos. 65, 66 and 67; thence with the line between Lots Nos. 66 and 67, westwardly 89.8 feet to a point in the easterly margin of Meadow Bill Drive; thence with the margin of same, northeastwardly 115.56 feet to a monument at the beginning of a curve to the right, having a radius of 25 feet; thence around said curve northeastwardly 39.27 feet to a monument in the southwest margin of Ames Drive; thence with the margin of same, southeastwardly 90.0 feet to the point of beginning.

Property known as: 4129 Ames Drive
Nashville, TN, 37218
Map/Parcel No: 059-05-0-063

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212