Karen Johnson Davidson County
Batch# 462900 AFFIDAVITH
08/24/2020 02:53:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200824-0095648

This document prepared based on
information provided by the parties:
Ashley D. Stearns
Trail, Coleman & Stearns, PLLC
107 North Maple Street
Murfreesboro, Tennessee 37130
(615) 848-0088

Address New Owner (s) As Follows:	**Send Tax Bills To:**	**Parcel ID**
Renee M. Waggoner 1915 Creekwalk Drive Murfreesboro, Tn 37130	Renee M. Waggoner 1915 Creekwalk Drive Murfreesboro, Tn 37130	Map 072 Group 06-0 Parcel 171.00

AFFIDAVIT OF HEIRSHIP
RE: ESTATE OF NICHOLAS R. WAGGONER

The undersigned, being duly sworn, deposes and says:

I, **BETSY WELLS**, am an adult and my address is 965 Cripple Creek, Readyville, Tennessee 37149. I have personal knowledge of the Waggoner family.

Nicholas R. Waggoner, at the time of his death, owned improved real property located on 1081 Zophi Street, Nashville, Tennessee (the "Real Property").

Nicholas R. Waggoner (hereinafter "Decedent") died intestate on April 3, 2020. Decedent was not survived by a spouse or any children. Decedent is survived by his mother, Renee M. Waggoner. Decedent's father, Jeffrey Delbert Nejmanowski, died on April 28, 1998. Decedent's mother, Renee M. Waggoner, is the Decedent's sole heir at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated § 31-2-101. Renee M. Waggoner received a hundred (100%) percent real interest in the Real Property immediately upon the death of the Decedent pursuant to Tennessee Code Annotated §31-2-103.

The Real Property is more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 46 on the Plan of Revised and Corrected Map of Subdivision of Casper Zopfi's Place, of record in Plat Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property convey to Nicholas R. Waggoner by Warranty Deed appearing of record in Instrument Number T20140063265 of the Register's Office for Davidson County, Tennessee.

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.

Further Affiant saith not.

BETSY WELLS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **BETSY WELLS** with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she is the within named Affiant, executed the foregoing Affidavit of Heirship for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 17 day of August, 2020.

NOTARY PUBLIC

My Commission expires: 3/26/2022

TAMMY G SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY