Karen Johnson Davidson County
Batch# 463439 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20200825-0096318

This Instrument Prepared By:
Foundation Title and Escrow Green Hills
30 Burton Hills, Suite 210
Nashville, TN 37215

AFFIDAVIT AS TO HEIRS
Of
JERRY WAYNE BROCKUS
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of **August, 2020**, before me personally appeared **Suzan Starkey**, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at **1017 Hunts Lane, Hendersonville, TN 37075,** and has been familiar with the family history for **approximately 10** years of **Jerry Wayne Brockus**, deceased, who was the owner of the following property located at **1246 Kenmore Pl, Nashville, Tennessee 37216**:

See Exhibit "A."

That Affiant is familiar with Decedent's family history; (a statement as to the nature of the relationship may be inserted here – neighbor, minster, 3rd cousin, co-worker, etc.): **Family Friend**

And that said decedent died on **April 12, 2019**, and that the place of residence and homestead, at the time of death, was as follows:

1246 Kenmore Pl, Nashville, Tennessee 37216

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

	Name	Address
Surviving Spouse:	**Beverly Jean Ethridge Brockus**	**1246 Kenmore Pl, Nashville, Tennessee 37216**
Children:	**William Tom Dorn Brockus**	**8370 S 157th W Ave, Sapulpa, Oklahoma 74066**

And Affiant further states that said decedent left no other surviving spouse, children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors: **None**

And said deceased **did not leave a will**.

Affiant has made this affidavit to induce North American Title and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify North American Title and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me on this 11 day of **August, 2020**.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11 day of **August, 2020**, before me, the undersigned Notary Public, personally appeared **Suzan Starkey**, the Affiant, known to me or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes contained therein.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being the Easterly one-half of Lot Number 71 and Easterly one-half of the Northerly 50 feet of Lot Number 52, on the Map of Kenmore Place, as of record in Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee. Said parts of said lots front 50 feet on the Southerly side of Kenmore Place, formerly Warner Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Jerry Wayne Brockus, unmarried by Warranty deed from Gregory Mayo, unmarried of record in Instrument No. 20021008-0122964 Register's Office for Davidson County, Tennessee, dated September 30, 2002 and recorded on October 08, 2002.

Jerry Wayne Brockus having died April 12, 2019.

Being the same property conveyed to Beverly Jean Ethridge Brockus by Quitclaim deed from William Tom Dorn Brockus of record in Instrument No. 20200521-0052930 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on May 21, 2020.

Being also known as 1246 Kenmore Place Nashville, Tennessee 37216.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022