Karen Johnson Davidson County
Batch# 472775 AFFIDAVITH
09/10/2020 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200910-0102870

THIS INSTRUMENT
PREPARED BY:
Tressler & Associates, LLC
212 N. Castle Heights Ave.
Lebanon, TN 37087
File No. 20-240

Map/Parcel:
133-16-0-030

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Now comes **Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton**, having been first duly sworn and on their oath does depose and state that they are of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiants reside at the following addresses:

Angela Denise Travis
9164 Cairo Bend Rd
Lebanon, TN 37087

Eric Lee Rhoton
650 Burford Rd.
Lebanon, TN 37087

Kevin Neil Rhoton
7545 N.E. Hwy 82
Osceola, MO 64776

2. That Affiants have personal knowledge of the family of **Dorothy C. Rhoton**, Decedent, by reason of the following:

The Affiants are the children of **Dorothy C. Rhoton**.

3. That **Dorothy C. Rhoton**, Decedent, died on April 26, 2020, and at the time of her death she possessed a fee simple ownership interest in the property known as 4836 Aster Drive, Nashville, Tennessee, County of Davidson, described below.

4. That Decedent died testate, leaving a Last Will and Testament.

5. That at the time of her death, the Decedent was not married having divorced Howard E. Rhoton pursuant to Divorce Decree Docket No. 89D4495, filed on April 7, 1992 divesting Howard E. Rhoton of ownership interest in the property located at 4836 Aster Drive, Nashville, TN.

6. That the Decedent's only three offspring were **Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton.**

7. That the following persons, being over the age of eighteen (18), constitute the only potential heirs at law of the Decedent at the time of her death:

Name	Relationship to Decedent
Angela Denise Travis	**Daughter**
Eric Lee Rhoton	**Son**
Kevin Neil Rhoton	**Son**

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased her.

9. That as of the date of the execution of this Affidavit, the following persons constitute the only potential heirs at law of the Decedent:

Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton.

10. That no other person or entity has any right or interest in the property located at:

4836 Aster Drive, Nashville, Davidson County, Tennessee, other than:

Angela Denise Travis, Eric Lee Rhoton, and Kevin Neil Rhoton.

Property legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Highview Acres, of record in Plat Book 2331, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard E. Rhoton and wife, Dorothy C. Rhoton by Warranty Deed from Hendley and Whiteside Builders, Inc of record in Book 894, Page 495, Register's Office for Davidson County, Tennessee, dated July 24, 1970 and recorded on July 27, 1970. Howard E. Rhoton and Dorothy C. Rhoton divorced pursuant to Divorce Decree Docket No. 89D4495, filed on April 7, 1992 divesting Howard E. Rhoton's ownership interest in the subject property. Dorothy C. Rhoton died testate on April 26, 2020 (See attached Exhibit B).

Being also known as 4836 Aster Drive, Nashville, Tennessee 37211.

Further affiants sayeth not.

Angela Denise Travis — 9-4-2020
Angela Denise Travis — Dated

Eric Lee Rhoton — 9-4-2020
Eric Lee Rhoton — Dated

STATE OF TN
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Angela Denise Travis**, 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.

Witness my hand and seal at office this 4th day of September, 2020.

Notary Public

My Commission Expires: 5-24-21

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Eric Lee Rhoton**, 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.

Witness my hand and seal at office this 4th day of September, 2020.

Notary Public

My Commission Expires: 5-24-21

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Further affiants sayeth not.

Kevin Neil Rhoton

9/4/20
Dated

STATE OF Kansas
COUNTY OF Wyandotte

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Kevin Neil Rhoton**, 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.

Witness my hand and seal at office this 4th day of September, 2020.

Jodi Kincaid
Notary Public

My Commission Expires: 12/8/2020

JODI KINCAID
Notary Public, State of Kansas
My Appointment Expires
12/8/2020

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).