Karen Johnson Davidson County
Batch# 476055 AFFIDAVITH
09/15/2020 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200915-0105108

This Instrument Prepared By:
Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067
FND-2011234

AFFIDAVIT AS TO HEIRS Of Shirley M. Dye
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd, day of September, 2020, before me personally appeared Wendell L Byrd, 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 Nashville TN and has been familiar with the family history for 47 years of Shirley M. Dye, deceased, who was the owner of the following property located at 3506 Wood Bridge Drive, Nashville, TN 37217:

See Exhibit "A."

That Affiant knew Shirley M. Dye (Decedent) for entire life of the Decedent and 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.)

And that said decedent died on the 6/5/2020, and that the place of residence and homestead, at the time of death, was as follows:

3506 Wood Bridge Dr. Nashville TN, 37217,
;

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

		Name	Address
1.			
a.	Surviving Spouse	N/A	
b.	Children	Thomas A Dye 3345 Country Way, Antioch, TN 37013 Teresa D. Hart 7051 Adams Rd Centerville, TN 37033 W., Dorris Adrian Dye 1215 Diana St. Murfreesboro, TN 37130	
c.	Children of deceased children	N/A	
c.	Adopted children	N/A	

d. Children of deceased adopted children

(if none above, go to 2)

2.

a. Parent(s)

(if none above, go to 3)

3.

a. Brother(s)/sister(s)

b. Children of deceased brother(s)/sister(s)

(if none above, go to 4)

1.

a. Paternal grandparent(s)

b. Children of deceased paternal grandparent(s)

i.e. aunt(s)/uncle(s)

c. Children of deceased paternal aunt(s)/uncle(s)

i.e. cousins

d. Maternal grandparent(s)

e. Children of deceased maternal grandparent(s)

i.e. aunt(s)/uncle(s)

f. Children of deceased maternal aunt(s)/uncle(s)

i.e. cousins

And Affiant further states that said decedent left no other 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:

And said deceased left a will, but the Will is not being Probated.

And that the debts against said estate _____ have or _____ have not been paid. unknown by me

Affiant has made this affidavit to induce First American Title Insurance Company 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 First American Title Insurance Company 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.

Wendell T Byrd
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of September, 2020, before me, the undersigned Notary Public, personally appeared _____, known to me or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: February 19th 2024

(SEAL)

EDWIN F. CARTER
Notary Public At Large
RUTHERFORD COUNTY, TN

EXHIBIT "A"
Property Description

Closing Date: **September 4, 2020**

Buyer(s): **Nick Litchana and Onmany Sukhanvong**

Property Address: **3506 Wood Bridge Drive, Nashville, TN 37217**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Priest Lake Park, Section 7-A of record in Book 5200, Pages 107-109, Register-'5 Office for said County to which reference is hereby made for a more complclc description.

Being the same property in which a remainder interest was conveyed to Thomas A. Dye, Teresa D. Hart, and Dorris A. Dye from Thom-as H. Dye and wife, Shirley M. Dye, dated July 6, 2009 and of record in Instrument No. 20090709—0063978, Registcr's Office for Davidson County, Tennessee. Thomas H. Dye is deceased.

Being the same property conveyed to Shirley M. Dye by Quitclaim Deed dated October 15, 2012 of record in Instrument No. 20121106-0102473, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3506 Wood Bridge Drive, Nashville, TN 37217.

202009150105108

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY