Prepared by:
L. Broner McCoy, Atty
102 North Main Street
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 494096 AFFIDAVITH
10/13/2020 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201013-0118499

AFFIDAVIT OF HEIRSHIP OF
Nina M. Ford

1. Affiants are as follow:

Charles R. Ford
3912 Knight Road
Whites Creek, TN 37189

Katie Lovell Adams
2193 Wiley Pardue Road
Ashland City, TN 37015

Trena Purdom
3036 York Road
Pleasant View, TN 37146

Marlin Otto Mayo
7137 Bidwell Road
Joelton, TN 37080

Sheila Ford
13697 Old Hickory Boulevard
Antioch, TN 37013

2. Nina M. Ford, aka Nina Felts, died intestate on 01/29/2005 and was widowed at the time of her death, having survived the death of her husband, Thurman W. Ford (dod 12/15/1975).

3. Nina M. Ford was the natural parent of three (3) children: Charles R. Ford, Trena Purdom and Sheila Ford. There were no other children born to or adopted by Nina M. Ford during her lifetime.

4. This affidavit is being provided to clarify title to all real property owned by Nina M. Ford, at the time of her death, including but not exclusive to the property being described as follows:

See attached Exhibit "A"

5. The affiants were acquainted with Nina M. Ford and her family and know the above stated facts to be true and accurate.

6. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Nina M. Ford.

7. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING a National Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Nina M. Ford on this the 8 day of October, 2020.

Charles R. Ford
Charles R. Ford

Trena Purdom
Trena Purdom

Sheila Ford
Sheila Ford

Katie Lovell Adams
Katie Lovell Adams

Sworn to and subscribed before me this the 8 day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 8/27/22

STATE OF TN)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **Charles R. Ford, Trena Purdom, Sheila Ford, Katie Lovell Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 8 day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 8/27/22

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Nina M. Ford on this the 5th day of October, 2020.

Marlin Otto Mayo

Marlin Otto Mayo

Sworn to and subscribed before me this the 5th day of October, 2020.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN)
COUNTY OF Cheatham)

Personally, appeared before, me, the undersigned, a Notary Public in and for said State and County, **Marlin Otto Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 5th day of October, 2020.

Kara Krantz

NOTARY PUBLIC

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit "A"
Property Description

Tract I: Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-30-20, File Number 2-936, as follows:

Beginning in the center line of Old Clarksville Pike being approximately 678 feet northwest from the intersection of the center line of Chambliss Road; thence leaving said center line South 25 degrees 30 minutes 31 seconds West a distance of 25.34 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724282.9534, E:1706252.2478; thence with the common line of Marlon Otto Mayo (Instrument No. 20050201-0011456) and with the west margin of a 20 foot lane for Ingress and Egress (Book 3099, Page 285) South 25 degrees 30 minutes 31 seconds West a distance of 143.25 feet to an existing iron rod in an iron pipe; thence North 65 degrees 44 minutes 29 seconds West a distance of 123.09 feet to a set iron rod having a Tennessee State Plane Coordinate of N:724204.2918, E:1706078.3226 and being the southeast corner of Nina Felts (Book 5486, Page 934); thence with said Felts North25 degrees 30 minutes 31 seconds East a distance of 106.23 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724300.0928, E:1706124.1270; thence continuing with said Felts North25 degrees 30 minutes 31 seconds East a distance of 27.68 feet to the center of Old Clarksville Pike; thence with the center of Old Clarksville Pike and with a curve turning to the right with an arc length of 129.01 feet, with a radius of 474.30 feet, with a chord bearing of South 81 degrees 22 minutes 50 seconds East, with a chord length of 128.61 feet to the point of beginning, having an area of 18988.32 square feet, 0.44 acres.

Included with this conveyance is the Ingress/Egress and Utilities Easement of record in Instrument No. __202010130118498__, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Thurman W. Ford and wife, Nina M. Ford, by Warranty Deed from J. H. Ford and Mildred M. Ford Mayo dated 06/21/1960 and recorded on 07/11/1960 at Book 3099, Page 285, Register's Office for Davidson County, Tennessee. The said Thurman W. Ford having since died on or about 12/15/1975, leaving Nina M. Ford the surviving tenant by the entirety.

Tract II: Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-30-20,
File Number 2-936, as follows:

Beginning in the center line of Old Clarksville Pike being approximately 807 feet northwest from the intersection of the center line of Chambliss Road; thence leaving said center line and with the west line of the remaining portion of Thurman W. Ford (Book 3099, Page 285) South 25 degrees 30 minutes 31 seconds West a distance of 27.68 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724300.0928, E:1706124.1270; thence continuing with said Ford South 25 degrees 30 minutes 31 seconds West a distance of 106.23 to a set iron rod having a Tennessee State Plane Coordinate of N:724204.2918, E:1706078.3226 and in the north line of Marlon Otto Mayo (Instrument No. 20050201-0011456); thence with said Mayo North 65 degrees 44 minutes 29 seconds West a distance of 80.00 feet to an existing iron pipe in the east line of Bryan Wilson (Instrument No. 20200617-0063168); thence with said Wilson North 25 degrees 30 minutes 31 seconds East a distance of 57.62 feet to a set iron witness rod on the south margin of Old Clarksville Pike; thence North 25 degrees 30 minutes 31 seconds East a distance of 31.32 feet to the center of Old Clarksville Pike; thence with a curve turning to the right with an arc length of 92.77 feet, with a radius of 474.30 feet, with a chord bearing of North 85 degrees 13 minutes 27 seconds East, with a chord length of 92.62 feet to the point of beginning having an area of 9051.78 square feet, 0.21 acres.

Being part of the same property conveyed to Thurman W. Ford and wife, Nina M. Ford, by Warranty Deed from J. H. Ford and Mildred M. Ford Mayo dated 06/21/1960 and recorded on 07/11/1960 at Book 3099, Page 285, Register's Office for Davidson County, Tennessee. The said Thurman W. Ford having since died on or about 12/15/1975, leaving Nina M. Ford the surviving tenant by the entirety. Nina M. Ford further conveyed an undivided one half interest to Woodrow Morris by Warranty Deed dated 01/10/1976 and recorded on 04/26/1977 at Book 5139, Page 954, RODCT. Woodrow Morris further conveyed his undivided one half interest to Nina Felts by Installment Deed dated 08/16/1979 and recorded on 08/22/1979 at Book 5486, Page 934, RODCT.

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of October, 2020.

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-2021