Karen Johnson Davidson County
Batch# 526050 AFFIDAVITH
12/08/2020 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201208-0142089

This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, TN 37027

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. Nedra Huggins-Williams was the sole owner of the following described real estate located at 209 Watauga Place, Brentwood, Tennessee, in Davidson County, Tennessee (Map and Parcel: 160 16 0B 126.00 (the "Property").

   See Exhibit A attached hereto and incorporated herein by this reference.

3. By Warranty Deed, dated December 14, 2017, which is of record in Instrument No. 20171229-0132393, Register's Office for Davidson County, Tennessee, Nedra Huggins-Williams conveyed the Property to her mother, Wilma L. Huggins, in order to vest an undivided fee simple interest in the Property to Wilma L. Huggins, with a value of $126,403.15, so that Wilma L. Huggins would hold the Property as a joint tenant with right of survivorship with Nedra Huggins-Williams.

4. Willma L. Huggins died on August 31, 2020, leaving Nedra Huggins-Williams as her only child.

5. Since Wilma L. Huggins owned the Property as a joint tenant with right of survivorship with Nedra Huggins-Williams, Nedra Huggins-Williams became the sole owner of the Property upon the death of Wilma L. Huggins.

6. As a result, Nedra Huggins-Williams is now the sole owner of any and all interest in the Property.

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, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Nedra Huggins-Williams

NEDRA HUGGINS-WILLIAMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nedra Huggins-Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2020.

Linda Gayle Dillard

Notary Public
My commission expires:

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

EXHIBIT A

BEING all of Lot No. 66 Revision One, Section Two, Brentwood Chase, according to survey and plat of same appearing of record in Plat Book 9700, pages 945-948, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more compete details as to location and description of said lot.

Being the same property conveyed to Wilma L. Huggins, unmarried, by Warranty Deed from Nedra Huggins-Williams, unmarried, dated December 14, 2017, of record in Instrument No. 20171229-0132393, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Watauga Place, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley

Notary Public

My Commission expires: 3/7/2023