Karen Johnson Davidson County
Batch# 531295 AFFIDAVITH
12/11/2020 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145759

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF

I, Clara R. Coleman of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Wallace Carpenter, Jr. (the "Decedent") died on February 3, 2010.

2. To my knowledge, the property known as 231 Northside Drive, Madison, TN 37115 was acquired in part by the Decedent by that certain Deed dated July 15, 2009, and recorded in Instrument No. 20090722-0068644, Register's Office for Davidson County, Tennessee (the "Property").

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Davidson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Affiant further states that Decedent was unmarried at the time of his death and survived by the following children:

Name:	**Relationship:**
Kendra Oakes	Daughter

7. Affiant is aware of these facts because s/he is a Aunt of the Decedent and knew the Decedent for more than 44 years.

8. The Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by Wallace Carpenter, Jr. in Davidson County, Tennessee.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

Further Affiant saith not.

Signed this the 2 day of ~~October~~ December, 2020.

Clara R. Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Clara R. Coleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of ~~October~~ November, 2020.

BARBARA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Barbara Heflin
Notary Public
My Commission Expires: 03/04/2024

EXHIBIT A
LEGAL DESCRIPTION

Lot 14, SECTION TWO, NORTH HILL ESTATES, as shown on plat of record in Book 3700, Page 51, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point in the northeasterly margin of Northside Drive, corner of Lots Nos. 13 and 14; thence with the line between said two lots, northeastwardly 148.15 feet to a point, corner of Lots Nos. 13, 14 and 15; thence with the line between said Lots Nos. 14 and 15, eastwardly 159.5 feet to a point in the westerly margin of Spring Branch Drive; thence with said margin, southwardly 90 feet to the beginning of a curve having a radius of 270 feet; thence continuing with said margin and curving southwestwardly 156.29 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, westwardly 39.27 feet to a point in the northeasterly margin of said Northside Drive; thence with said margin, northwestwardly 205.0 feet to the point of beginning.

Being the same property conveyed to Wallace Carpenter and wife, Vera Lundy Carpenter, by Warranty Deed from Thomas S. Burnette, Jr., and wife, Mary C. Burnette, of record in Book 4219, Page 363, in the Register's Office of Davidson County, Tennessee, dated March 11, 1968 and recorded on March 14, 1968.

Vera Lundy Carpenter died on or about July 2, 2009, leaving Wallace Carpenter as the surviving tenant by the entirety.

Wallace Carpenter Sr. is one and the same as Wallace Carpenter.

Wallace Carpenter Sr. conveyed the subject property to Wallace Carpenter, Sr., Phyllis C. Carpenter, Paul Carpenter, Ronald Carpenter, and Wallace Carpenter, Jr., by Quitclaim Deed of record in Instrument No. 20090722-0068644, in the Register's Office of Davidson County, Tennessee, dated July 15, 2009 and recorded on July 22, 2009.

Wallace Carpenter, Jr. died on or about February 3, 2010, leaving Kendra Oakes as his only heir, according to affidavits of heirship of record in Instrument No. ___202012110145758___ and Instrument No. _202012110145759___, Register's Office for Davidson County, Tennessee.

Wallace Carpenter, Sr. died on September 20, 2019, devising the property to Phyllis C. Carpenter, Paul Carpenter and Ronald Carpenter, with a life estate to Barbara Stone Carpenter, by will admitted to the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 20P1218. Barbara Stone Carpenter died on February 23, 2020.

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024