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PREPARED BY: Tri-Star Title Company, LLC, 106 E. College St., Murfreesboro, TN 37130

STATE OF TENNESSEE)
SS
COUNTY OF RUTHERFORD)

Karen Johnson Davidson County
Batch# 537450 AFFIDAVITH
12/18/2020 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201218-0149905

AFFIDAVIT OF HEIRSHIP

The Affiant, **ROBERT YOCUM** makes oath to the following facts;

That he is familiar with the family history of **Georgia B. Bradford**, deceased, who died intestate on September 19, 2016 and who was the owner of a tract or parcel of real property situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

> BEING Lot No. 71 on the Plan of Bellshire Estates, Section II, as of record in Book 2133, page 111, Register's Office for said county. Said lot No. 71 fronts 120 feet on the westerly side of Thackery Drives and runs back 360.6 feet on the southerly line and 341 feet on the northerly line, to a dead line, measuring 123.1 feet thereon.
>
> BEING the same property conveyed to Carl S. Bradford and wife, Georgia B. Bradford by Warranty Deed from Frank K. Nabors and wife, Mabel L. Nabors and filed for record on April 4, 1962 in Book 3370, page 159, Register's Office for Davidson County, Tennessee.

That Georgia B. Bradford, married Carl S. Bradford on February 14, 1949, and there were three (3) children born of that union, namely: Barbara Carolyn Suits, Deborah Russell and Roger Dale Bradford.

That Carl S. Bradford died intestate on April 9, 1970 and the son, Roger Dale Bradford, predeceased Georgia B. Bradford, and died intestate, without issue, on September 24, 1975.

That the above parties, Barbara Carolyn Suits and Deborah Russell are the sole heirs at law of Georgia B. Bradford, are over the age of eighteen (18) years and are sui juris.

That I, **ROBERT YOCUM**, am familiar with the family of Georgia B. Bradford, and that I am personally aware as to the facts set forth in this affidavit.

The forgoing Affidavit of Heirship is made pursuant to the provisions of Section 30-2-712 et seq., Tennessee Code Annotated for the purpose of establishing the identity of the persons who are the surviving sole heirs at law of **Georgia B. Bradford**, and to establish as a matter of record the present state of title to the above described real property.

FURTHER this Affiant saith not.

AFFIANT

STATE OF TENNESSEE)

:

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named, **ROBERT YOCUM** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing **(AFFIDAVIT OF HEIRSHIP)** instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 5th day of August, 2020.

NOTARY PUBLIC

TRACEY GULLETT
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 01/24/2021

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

