Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15273

Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304
Murfreesboro, TN 37129
from information furnished by the parties.

Karen Johnson Davidson County
Batch# 542848 AFFIDAVITH
12/28/2020 01:30:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201228-0153643

RE: Map/Parcel #161-26.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now the Affiant, **William Shaw King**, after being first duly sworn according to law, and pursuant to Tennessee Code Annotated §30-2-712, hereby swears to the following of his own free will based upon his personal knowledge and familiarity of the facts herein stated, to-wit:

1. I am over eighteen (18) years of age and reside at 5415 Edmondson Pike, Nashville, TN 37211.

2. I have known Bonnie Eleanor Hayes, deceased, and her entire family for approximately 37 years. Bonnie Eleanor Hayes' parents were Sam Hayes and Sarah Eleanor Hayes. Sam Hayes died on May 27, 1982, and Sarah Eleanor Hayes died on July 11, 2007. Sam Hayes and Sarah Eleanor Hayes had four children, namely Bonnie Eleanor Hayes, Janet Marie Hayes, Brian Joseph Hayes and Melissa Ann Hayes. Bonnie Eleanor Hayes died on April 23, 2020, and at the time of her death she was unmarried and had two adult children, namely Angela Woodall and William Jason Norris.

3. Sam Hayes and wife, Sarah Eleanor Hayes owned a tract of real property known as 5423 Edmonston Pike, Nashville, TN 37211, as more particularly described on Exhibit "A" attached hereto. Upon the death of Sam Hayes on May 27, 1982, title to this property vested solely in Sarah Eleanor Hayes as the surviving tenant by the entirety.

4. Sarah Eleanor Hayes died testate on July 11, 2007, and by the terms of her Last Will and Testament of record in Probate #97P1279, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised her interest in the above property to her four children equally namely, Bonnie Eleanor Hayes, Janet Marie Hayes, Brian Joseph Hayes and Melissa Ann Hayes, as further evidenced by Quitclaim Deed to Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes of record in Instrument #20090302-0017708, Register's Office for Davidson County, Tennessee.

5. Bonnie Eleanor Hayes died intestate on April 23, 2020, and at the time of her death she was unmarried and had two adult children, namely Angela Woodall and William Jason Norris. Therefore, pursuant to the laws of descent and distribution in Tennessee Code Annotated §31-2-104 (b) (1), her one fourth (1/4) interest in the above described property vested in her said children, equally.

6. The one fourth (1/4) undivided interest of Bonnie Eleanor Hayes, deceased, to the said real property is vested in Angela Woodall and William Jason Norris, as to a one-eighth (1/8) undivided interest each, in fee simple pursuant to Tennessee Code Annotated §31-2-103.

FURTHER AFFIANT SAITH NOT.

Executed this 15th day of October, 2020.

William Shaw King

SWORN to and subscribed before me,
this the 15th day of October, 2020.

NOTARY PUBLIC

My commission expires: Oct 31, 2020

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **William Shaw King**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument (AFFIDAVIT OF HEIRSHIP) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of October, 2020.

NOTARY PUBLIC

My commission expires: Oct 31, 2020

File #20106245



Exhibit "A"

Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being part of **Lot No. 1 on the Plan of the lands of John Fitzhugh,** deceased, as of record in Minute Book "J", page 353, of the County Court for said County, described according to a survey made by George W. Watkins, Surveyor, May 20, 1960, as follows:

Beginning at a point in the center of the Owen and Winstead Pike at the southeast corner of that part of Lot No. 3 on the Plan of the lands of J.K.P. Hill, deceased, as of record in Will Book 32, page 417, County Court for said County, conveyed to Japtha H. Hooper and wife, by deed from Robert H. Williams, Jr., of record in Book 2199, page 609, Register's Office for said County; thence with said Hooper's southern boundary line, North 87° 30' West 707.85 feet to an iron pin; thence South 10° West 200 feet; thence south 87° 30' East 707.85 feet to the center of said Pike; thence with the same North 1° East 200 feet to the beginning.