This Instrument Prepared By and Return To:

Key Title & Escrow, LLC

406 Frazier Ave

Chattanooga, TN 37406

Phone: (423) 206-2226

Karen Johnson Davidson County
Batch# 546368 AFFIDAVITH
01/05/2021 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210105-0001408

AFFIDAVIT OF HEIRSHIP

I, Sherea L. Kelly, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant resides at the following address:

2125 Farley Place, Nashville, TN. 37210

2. That Affiant personally knew Mabel Doris Birdsong, hereinafter referred to as Decedent, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County: 5009 Suter Drive, Nashville, TN 37211

4. That Decedent died Intestate on 2/11/2011, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent was Unmarried at the time of death. Predeceased by husband Henry Birdsong, Sr on October 1, 1999.

6. That the children born to or adopted by Decedent during the Decedent's lifetime are: Henry Birdsong, Jr and Robin Birdsong Adams

7. That the following persons constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent: Robin Birdsong Adams

   **Herry Birdsong, Jr died 4/4/2011 in Davidson County, Tenesee. At the time of death he was unmarried and had no children (living, deceased or adopted).

FURTHER AFFIANT SAITH NOT

Affiant

STATE Tennessee

COUNTY Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sonereel Rahn to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11th **day of** November, **2020.**

DOMINIQUE HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary Public

My commission expires: 5/7/20

Escrow File No.: HQ200249

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Caldwell Country Estates, Section V, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 259 fronts 84.1 feet on the Northerly side of Suter Drive and runs back 227.5 feet on the Westerly line and 260.6 feet on the Easterly line, which is a broken line, to a dead line measuring 99.46 feet thereon.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property.

Being the same property conveyed to Henry Birdsong and Mabel Birdsong, husband and wife by Warranty Deed from Fleet Finance, Inc., of record in Book 8856, Page 450, Register's Office for Davidson County, Tennessee, dated January 29, 1993 and recorded on February 03, 1993. (Value or consideration shown in aforementioned Deed $83,500.00)

The said Henry Birdsong having since died October 1, 1999 leaving Mabel Birdsong as surviving tenant by the entirety.

The said Mabel Birdsong having since died on February 11, 2011, leaving her children Robin Birdsong Adams and Henry Thomas Birdsong, Jr., as her only heirs-at-law.

The said Henry Thomas Birdsong having since died April 4, 2011 leaving his sister Robin Birdsong Adams, as his only heir-at-law.

And also being the same property conveyed to Robert Steven Fudge by Quitclaim Deed from Robin Birdsong Adams, heir at law of Mabel Birdsong and Henry Thomas Birdsong, Jr., both deceased, of record in Instrument No. 20111101-0084805, Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 01, 2011. (Value of consideration shown in aforementioned Deed $0.00)

And also being the same property conveyed to Robin Birdsong Adams by Quitclaim Deed from Robert Steven Fudge, a single person, of record in Instrument No. 20161116-0120987, Register's

Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 16, 2016. (Value of consideration shown in aforementioned Deed $0.00)Being also known as 5009 Suter Dr, Nashville, Tennessee 37211

The following is for informational purposes only:

Property Address: 5009 Suter Dr
Caldwell Country Estates, Section V, Lot # 259
Davidson County, TN

Parcel No.: 147-06-0-206.00

Tennessee Certification of Electronic Document

I, Megan Huggins, 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 Hamilton

Personally appeared before me, Vanessa Shropshire, a notary public for this county and state, Megan Huggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

VANESSA SHROPSHIRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 17, 2022
COUNTY OF HAMILTON

MY COMMISSION EXPIRES: 9-17-22