PREPARED BY:

ROBERT J. HAZARD, ESQ.
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 556212 AFFIDAVITH
01/19/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0008022

New Owner Address:	Send Tax Bills To:	Parcel Number:
Kimberly Howell 4753 Crystal Brook Drive Antioch, TN 37013	Same	162 16 0D 065.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comes the affiant, James L. Mason, being first duly sworn according to law and being of lawful age and a resident of Mt. Juliet, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of her or her own free will and based upon her or her personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 4753 Crystal Brook Drive, Antioch, TN 37013 ("Property"), which is more particularly described in Exhibit A.

2. Since 2009, I have been personally acquainted with John T. Farmer ("John") and Wanda E. Farmer ("Wanda"), and I am familiar with their family history.

3. The Property was conveyed to John and Wanda, husband and wife, as tenants by the entirety, by warranty deed on December 16, 1992.

4. John died intestate on May 28, 2020, a resident of Davidson County, Tennessee.

5. All right, title and interest of John to the Property passed by operation of law to his wife, Wanda.

6. Wanda died intestate on December 18, 2020, a resident of Davidson County, Tennessee.

7. All right, title, and interest of Wanda to the Property passed by intestacy to her only child and sole heir-at-law, Kimberly Howell.

8. The current owner of the Property is Kimberly Howell.

9. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, January 13, 2021.

James L. Mason, Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

James L. Mason, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on this day, January 13, 2021.

Notary Public

My Commission Expires: 2023.03.07

BRANDON L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

768532.1/2011927

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of honey Brook, Section 3, as of record in Book 7900, Page 379-380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Farmer and wife, Wanda E. Farmer, from Barry Construction Company, by warranty deed in book 8829, page 541, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4753 Crystal Brook Drive, Antioch, Tennessee.

True Copy Certification

I, Heather A. Derrick, 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.

Heather A Derrick
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

