Karen Johnson Davidson County
Batch# 556228 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20210119-0008045

This Instrument Prepared By:
Foundation Title and Escrow Series, LLC
545 N. Mt. Juliet Rd Suite 1102
Mt. Juliet, TN 37122

AFFIDAVIT AS TO HEIRS
OF
JOHN M. WALKER
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2020, before me personally appeared Eleanor Walker, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 112 Laura Ave, Davidson County, State of Tennessee and has been familiar with the family history for all their lives of John M. Walker, deceased, who was the owner of the following property located at 2830 Colonial Circle, Nashville, Tennessee 37214:

Land in Davidson County Tennessee, located at 2830 Colonial Circle, Nashville TN 37214 and being Lot number 21 on the Map of Colonial Village, as of record in Book 1424, page 58 Register's Office for Davidson County Tennessee. Said Lot 21 fronts 70 ft on the north side of Colonial Circle and runs back between lines 251.96 ft on the westerly line and 248.6 ft on the easterly line to a dead line at the rear measuring 70.08 ft thereon.

Being the same property conveyed to John M. Walker and wife Anna Louise C. Walker by deed from Clifford W. Russell and Coen C. Cloud, of record in Book 1780, page 29, Register's Office for Davidson County, Tennessee. The said Anna Louise C. Walker having predeceased John M. Walker on 4/12/73 and the said John M. Walker having since died on 10/28/01, leaving Nelda Faye Hopper and Brenda A. Boatman as his sole heirs at law.

Being the same property conveyed to Brenda A. Boatman by Quitclaim Deed from Nelda Faye Hopper dated 05/10/02 recorded 05/20/02, of record in Instrument No. 20020520-0061206, Register's Office for Davidson County, Tennessee.

That Affiant is familiar with Decedent's family history as a neighbor.

And that said decedent died on October 28, 2001, and that the place of residence and homestead, at the time of death, was as follows: 2830 Colonial Circle, Nashville, Tennessee 37214

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise interested in the estate:

	Name	Address
1. Surviving Spouse	N/A	
Children	Brenda A. Boatman	2830 Colonial Circle Nashville, TN 37214
	Nelda Faye Hopper (now Deal)	510 Ridge View Dr Mt. Juliet, TN 37122

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following: N/A

Names of minors: N/A

And said deceased did not leave a Will. And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company, and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the refinance of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company, and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Eleanor Walker – Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 18th day of December 2020.

Notary Public

My Commission Expires: 3/8/22

(SEAL)

JANIE L. DORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY