This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
B-21-68

Map and Parcel: 164-12-0A-011.00

Affidavit as to Heirs

(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Florida
County of Duval

On the 16 day of January, 2021, before me personally appeared Jason Minteer to me personally known, who being by me duly sworn, on oath did say that Affiants are familiar with the family history of Patricia Hixson, deceased, who was the owner of the following in Davidson County, Tennessee:

See attached Exhibit "A"

Title to the afore-described real property was vested in Patricia Hixson, unmarried, who is now deceased, having died on November 2, 2019, a resident of Davidson County, Tennessee.

And Affiants further state that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Mark Hixson	Son
Lisalyn Minteer	Daughter

Affiants state that the decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

Karen Johnson Davidson County
Batch# 559022 AFFIDAVITH
01/22/2021 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210122-0009965

State of Florida
County of Duval

I Jaelin McNair, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Sworn to and subscribed before me on this 16TH day of January, 2021.

ALICIA M COLLETTE
Notary Public - State of Florida
Commission # GG 344535
My Comm. Expires Jul 26, 2023

Notary Public
My Commission Expires: July 26, 2023

(Notary Seal)

EXHIBIT A

Land in First Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Weatherstone, a Planned Unit Development of record in Plat at Instrument No. 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Hixson, a married woman and Mark Hixson, unmarried by Warranty deed from Jerry Butler Builders, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20041001-0118489 Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on October 01, 2004. (Value of consideration shown in aforementioned deed $153,700.00.)

Being also known as 3117 Weatherstone Cove, Antioch, Tennessee 37013.

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021