This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: 4-10126-kp

Karen Johnson Davidson County
Batch# 559740 AFFIDAVITH
01/25/2021 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210125-0010365

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thea W. Copeland, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That LEROY TURNLEY (the "Decedent") died on May 7, 2018, a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 4019 Ridgemont Drive, Nashville, TN 37206.

3. At the time of Decedent's death, Decedent had a vested interest in certain property located at 1508 23rd Avenue North, Nashville, TN 37208 (the "Property," further described in Exhibit "A").

4. To the best of my knowledge, the Decedent did not have any unpaid debts.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent.

7. Decedent do not leave a last will and testament.

8. Affiant further states that Decedent was NEVER MARRIED at the time of his death and survived by the following children:

Name:	**Relationship:**
LEROY GRINSTEAD	SON

9. Affiant is aware of these facts because she is a neighbor of the Decedent and knew the Decedent for more than 50 years.

10. The Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at 1508 23dr Avenue North, Nashville, TN 37208, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thea W. Copeland, being first duly sworn, make oath that I 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.

Thea W. Copeland

Sworn to and subscribed before me this 5th day of January, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Thea W. Copeland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 143 on the Map S. A. Champion's Subdivision, as of record in Book 161, Page 132, Resister's Office for said County.

Said Lot No. 143 fronts 50 feet on the Easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to said Alexander Turnley and wife, Louise Turnley, by Warranty Deed from Mary L. Cokely, Theodore Lewis, John T. Lewis Jr., Theodora Howell, Rose L. Hogg and Kenneth P. Lewis, being all of the heirs of John T. Lewis, Sr. and wife, Esther L. Lewis, deceased, of record in Book 3957, Page 577, in the Register's Office of Davidson County, Tennessee, dated October 26, 1965 and recorded on November 12, 1965. Louise Turnley having since died on July 18, 1983 leaving Alexander Turnley surviving tenant by the entirety. The said Alexander Turnley is now deceased on March 12, 2004.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

