Karen Johnson Davidson County
Batch# 568809 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20210205-0016614

THIS INSTRUMENT PREPARED BY:
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HANKINS LAW
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Hendersonville, Tennessee 37075
(615) 246-2544

THIS AFFIDAVIT WAS PREPARED BASED ON THE INFORMATION SUPPLIED BY THE PARTIES. THE PREPARER OF THIS AFFIDAVIT MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER AS TO THE ACCURACY HEREOF.

AFFIDAVIT OF HEIRSHIP

The undersigned Affiant, after being first duly-sworn, hereby makes oath and states as follows:

1. Affiant is an adult, competent to make the following statements and personally familiar with Nancy Judith Finholt and her family, as the result of knowing her family for over thirty-five (35) years.

2. The real property for which this Affidavit of Heirship relates is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

3. Nancy Judith Finholt passed away on January 4, 2021.

4. Nancy Judith Finholt was married to Paul Martin Finholt, who predeceased her on June 29, 2013.

5. The only children ever born to or adopted by Nancy Judith Finholt are James Howard Blocker, Melissa Lea Matson and Nancy Wynn Egan.

6. This Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated § 30-2-712 *et. seq.* to help establish and reflect the heirship and ownership with respect to the foregoing real property or elsewhere.

<Signature and notary acknowledgments appear on the following page.>

FURTHER AFFIANT SAITH NOT.

TIFFANIE TOWNSEND

Address:
839 Woods Hole Circle
Statesboro, Georgia 30461

STATE OF Georgia)

COUNTY OF Bulloch)

Before me, Samantha N. Smith, a Notary Public of said County and State, personally appeared TIFFANIE TOWNSEND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Statesboro, Georgia, this 29 day of January, 2021.

Notary Public

My Commission Expires: 3/28/2023

SAMANTHA N SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 28, 2023
BULLOCH COUNTY, GEORGIA

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 1, Goodlettsville Heights, not of record and described as follows:

BEGINNING in the center line of Old Dickerson Road or Pike, at the northwest corner of part of Lot No. 1 conveyed to Paul M. Finholt and wife, by deed of record in Book 3282, page 148, Register's Office for said county; thence with Finholt's west line and his west line extended South 13 deg, 25' West 246.8 feet to an iron pin; thence westerly 25 feet to an iron pin; thence, North 13 deg. 25' East 236.5 feet to an iron spike in the center of Old Dickerson Pike; thence with the center of said Pike, North 80 deg. 30' East 27 feet to the point of beginning.

TRACT 2:
Land in the 10th Civil District, formerly the 20th, of Davidson County, Tennessee, being a part of Lot No. 1 on the Map of Goodlettsville Heights, not of record, and described according to a copy of a survey thereof made by George W. Watkins, Surveyor, dated September 15, 1961, as follows:

BEGINNING at a point in the west line of New Dickerson Pike or State Highway No. 11 at the intersection of the center line of Old Dickerson Road; thence with the west margin of New Dickerson Pike or State Highway No. 11, South 19 deg. West 640 feet to an iron pin; thence leaving said Pike or Highway, North 51 deg. 15' West 385.3 feet to an iron pin in the east margin of a 50-foot private roadway: thence with the margin of said private roadway, North 13 deg. 25' East 196.8 feet to a railroad spike in the center line of Old Dickerson Road; thence with the center of same, North 80 deg. 30' East 351 feet; North 58 deg. East 99 feet; North 30 deg. East 76 feet to the point of beginning, containing 3.088 acres more or less.

TRACT 3:
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Map of Goodlettsville Heights, not of record, and described as follows:

BEGINNING at the southwest corner of the property conveyed to Paul M. Finholt and wife, by deed of record in Book 3283, page 148, Register's Office for said County; thence South 13 deg. 25' West 50 feet to an iron pin; thence easterly 111.8 feet to an iron pin in Finholt's southerly boundary line; thence with his south boundary line, North 51 deg. 15' West 122.4 feet to the point of beginning.

BEING the same property conveyed to Paul M. Finholt and wife, Judy T. Finholt, by Trustee's Deed and Bill of Sale from Robert C. Goodrich, Jr., Trustee, of record in Book 8394, page 10, dated July 8, 1991, Register's Office of Davidson County, Tennessee.

TRACT 4:
Beginning at an iron rod situated in the southerly margin of Old Dickerson Pike, said point being

the northwest corner of the Paul M. and Judy T. Finholt property of record in Book 8394, page 10, Register's Office of Davidson County, Tennessee.

THENCE, leaving said road S 13 deg. 40'14" W, a distance of 190.46 feet to an iron rod.

THENCE, N. 74 deg 73' 53" W, a distance of 15.72 feet to an iron rod.

THENCE, N 14 deg 26' 11" E, a distance of 179.25 feet to an iron rod situated in the westerly margin of Old Dickerson Pike.

THENCE, along said road, N 79 deg 29' 22" E, a distance of 25.55 feet to the point of beginning and containing 4,524.00 square feet or .0104 acres of land, more or less.

BEING the same property conveyed to Paul M. Finholt and wife, Judy T. Finholt by Quitclaim Deed from Kirby Clifton and wife, Mary Pauline Clifton, of record in Instrument No. 20010710-0073475, dated July 10, 2001, said Register's Office.

BEING a portion of the same property previously conveyed to Kirby & Mary Pauline Clifton, Trustees, of record in Book 9770, page 698, said Register's Office.