Map & Parcel No. 52-12-103

Prepared by:
Law Office of Robert Greene
Quorum Financial Center
4121 Clarksville Pike, Suite 8
Nashville, Tennessee 37218
(615) 596-0712

Karen Johnson Davidson County
Batch# 577955 AFFIDAVITH
02/24/2021 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0023409

STATE OF TENNESSEE)
): ss
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP

Waymon West, being first duly sworn accordingly to law and pursuant to Tennessee Code Annotated Section 30-2-712 makes oath as follows:

1. I am a resident of Rutherford County, Tennessee residing at 1923 Fern Drive, Murfreesboro, Tennessee 37130

2. That I am familiar with and have personal knowledge of the family history of **Priscilla A. Gaines**, deceased having known her for over twenty (20) years and who at the time of her death, was the owner of the following property located in Davidson County, Tennessee:

Certain real property in the City of Madison, Davidson County, Tennessee and described as follows, to wit:

Being Unit No. 91 on the Plan of Sequoia Valley, Section 2, as of record in Plat Book 3700, page 114, Register's Office for Davidson, County Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Priscilla A. Gaines and husband, Calvin V. Gaines by Warranty Deed from Calvin Bridgeforth and wife, Deborah Bridgeforth of record as Instrument No. 20151021-0107212 Register's Office for Davidson County, Tennessee. The interest of Calvin Vernard Gaines was divested out of him in said property and awarded to and fully vested in Wife, Priscilla Ann Gaines by order of the Third Circuit Court for Davidson County, Tennessee under Docket No. 19D-1594.

This is improved property known as 1235 Apache Lane, Madison Tennessee 37115.

3. That Priscilla Ann Gaines was granted a divorce from Calvin Vernard Gaines by

the 3rd Circuit Court of Davidson County, Tennessee under Docket No. 19D-1594 on January 10, 2020 and that she at the time of her death on **July 3, 2020** had not remarried and was survived by one (1) daughter, TiAndrea Watkins.

4. That the current owner and sole surviving heir at law of Priscilla Ann Gaines is her daughter and only child, **TiAndrea Watkins.**

5. Said decedent left no other children or adopted children or descendants of deceased children or adopted children.

6. That TiAndrea Watkins is over the age of 18 years.

7. Said decedent did not have a Will or any other testamentary instrument probated in the State of Tennessee.

AFFIANT SAITH FURTHER NOT.

Waymon West

Sworn to and subscribed before me this 10th day of February 2021.

NOTARY PUBLIC

My Commission Expires: 11/8/21

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022