This instrument prepared by:
L. Broner McCoy, Atty
102 North Main Street
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 583554 AFFIDAVITH
03/03/2021 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210303-0027686

AFFIDAVIT OF HEIRSHIP OF

Jacqueline L. Hartman

1. Affiants are as follow:

Fannie Rose
1313 Randy Road
Ashland City, TN 37015

William Bradley Hindman
1313 Randy Road
Ashland City, TN 37015

Susan Cooper Valentine
2360 Highway 31W, Unit 401
White House, TN 37188

2. That Jacqueline L. Hartman died intestate on 09/17/2020 and was widowed at the time of her death, having survived the death of her husband, Robert W. Hartman (dod 03/06/2020). Jacqueline L. Hartman remained unmarried.

3. Jacqueline L. Hartman was not the natural parent of any children. There were no children born to or adopted by Jacqueline L. Hartman during her lifetime.

4. Jacqueline L. Hartman survived the death of her father, William Raymond Brown (dod 05/23/1990),

5. Jacqueline L. Hartman was survived by her mother, Fannie Rose.

6. This affidavit is being provided to clarify title to all real property owned by Jacqueline L. Hartman at the time of her death, including but not exclusive to the property being described as follows:

Land in Davidson County, Tennessee, being Unit No. 1085, together with the Carport Designated No. 1085-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Book 5200, Pages 359 & 360, Register's Office said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20050415-0042393, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324, Instrument No. 20080429-0043657, and Instrument No. 20100415-0028541, said Register's Office.

7. The affiants were acquainted with Jacqueline L. Hartman and her family and know the above stated facts to be true and accurate.

8. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Jacqueline L. Hartman.

9. AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING a National Title Insurance Company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

10. Further affiant saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Jacqueline L. Hartman on this the 25 day of February, 2021.

Fannie Rose

Fannie Rose

Sworn to and subscribed before me this the 25 day of February, 2021.

NOTARY PUBLIC
My Commission expires: 8.27.22

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Fannie Rose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25 day of February, 2021.

NOTARY PUBLIC
My Commission expires: 8.27.22

202103030027686

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Jacqueline L. Hartman on this the 22 day of February, 2021.

Susan Cooper Valentine

Susan Cooper Valentine

Sworn to and subscribed before me this the 22 day of February, 2021.

Carol F Rediker

NOTARY PUBLIC
My Commission expires: 5/1/2024

CAROL F. REDIKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Robertson)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Susan Cooper Valentine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22 day of February, 2021.

Carol F Rediker

NOTARY PUBLIC
My Commission expires: 5/1/2024

CAROL F. REDIKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-172 for the purpose of facts concerning the heirs of Jacqueline L. Hartman on this the 22nd day of February, 2021.

William Bradley Hindman

Sworn to and subscribed before me this the 22nd day of February, 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **William Bradley Hindman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of February, 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26th day of February, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY