This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 2519 David Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 584595 **AFFIDAVITH**
03/04/2021 10:34:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210304-0028197

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

1. My name is Alisa Timmons. I am an adult resident of the State of Tennessee and being well-acquainted with Coy Wayne Oatsvall and his widow and children, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I have been friends with Coy Wayne Oatsvall's daughter, Nancy Oatsvall k/n/a Nancy Hopson, for approximately thirty (30) years.

2. Coy Wayne Oatsvall's first wife, Mildred P. Oatsvall, predeceased him and at the time of his death, he was married to Shirley F. Oatsvall. Coy Wayne Oatsvall was survived by his wife, Shirley F. Oatsvall, and his two (2) children, Nancy Oatsvall k/n/a Nancy Hopson and Kevin Oatsvall. Other than the children described herein, Coy Wayne Oatsvall never had any other children, biological or adopted, living or dead.

3. The heirs at law of Coy Wayne Oatsvall are his wife, Shirley F. Oatsvall, his daughter, Nancy Oatsvall n/k/a Nancy Hopson, and his son, Kevin Oatsvall.

4. Coy Wayne Oatsvall owned real property located at 2519 David Drive in Nashville, Tennessee at the time of his death.

5. The Home is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Woodberry Park of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57, which is a corner lot, fronts 102.8 feet on the easterly margin of David Drive and fronts 72.8 feet on the Northerly margin of David Court, said frontages being joined by a curve having a length of 35.3 feet, and extends back 161.2 feet on the Northerly line and 206.6 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Coy W. Oatsvall and wife, Mildred P. Oatsvall by Warranty Deed from Daniel C. Hale and wife, Jeannie B. Hale of record in Book 8678, page 7, Register's Office for Davidson County, Tennessee, dated July 15, 1992 and recorded on July 17, 1992. The said Mildred P. Oatsvall died August 16, 2005, leaving Coy W. Oatsvall as the surviving tenant by the entirety. Coy W. Oatsvall subsequently married Shirley F. Oatsvall. The said Coy W. Oatsvall intestate on October 23, 2020, leaving his wife, Shirley F. Oatsvall, his daughter, Nancy Elaine Oatsvall, n/k/a Nancy Elaine Hopson, and his son, Kevin Duane Oatsvall, as his sole heirs at law.

6. Coy Wayne Oatsvall died on October 23, 2020, leaving Shirley F. Oatsvall, Nancy Oatsvall n/k/a Nancy Hopson and Kevin Oatsvall as his sole heirs at law.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 1st day of March, 2021.

Alisha Timmons
ALISHA TIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Now having first been sworn, the above-named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

WITNESS my hand and official seal of office, this the 1 day of March, 2021.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My commission expires: _____

This document was executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, and/or Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020;