This instrument prepared by:
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Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 590692 AFFIDAVITH
03/12/2021 10:24:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210312-0032903

AFFIDAVIT OF HEIRSHIP REGARDING
BILLY R. POTTER AND JOYCE P. POTTER

I, the undersigned, having been first duly sworn and under oath, do hereby make and affirm the following statements to be true and correct:

1. That by Warranty Deed recorded in Book 7371, Page 929 in the Register's Office for Davidson County, Tennessee, Billy R. Potter and wife Joyce Potter obtained fee simple ownership of the real estate described in Exhibit "A" attached hereto (the "Property") which property is also known as 5040 Rawlings Road, Joelton, TN 37080 and is also identified as Tax Map and Parcel 021 00 0 304.00.

2. That Billy R. Potter and Joyce Paul Potter were divorced as evidenced by Final Divorce Decree entered on March 27, 1996 in the Chancery Court for Williamson County, Tennessee Case No. 23811 and pursuant to the Marital Dissolution Agreement approved by the Court and attached as part of the Final Divorce Decree the tenancy by the entirety was terminated and the parties agreed to hold ownership of the Property, jointly, with Billy R. Potter to own 55% and Joyce Paul Potter to own 45%, which joint ownership was agreed by them to be held in the form of a Tennessee general partnership known as Potter Rental Partnership (the "Partnership") in which Billy R. Potter was to have a 55% ownership interest and Joyce P. Potter was to have a 45% ownership;

3. That the Partnership was organized by and between Billy R. Potter and Joyce P. Potter on March 27th, 1996 pursuant to a Partnership Agreement of Potter Rentals Partnership as specified in the aforementioned Marital Dissolution Agreement and the Property was listed on Exhibit "A" of said Partnership Agreement as one of the assets of the Partnership.

4. That Billy R. Potter died on December 5, 2012, whereby Lincoln R. Potter was vested with fee simple title to Billy R. Potter's interest in the Property pursuant to the Last Will and Testament of Billy R. Potter, which Will has been admitted to Probate as evidenced by Order Admitting Will to Probate and Granting Letters Testamentary entered February 8, 2013 by Elaine B. Beeler, Clerk and Master for the Chancery Court for Williamson County, Tennessee at Franklin.

5. Joyce Paul Potter died intestate on February 15, 2016, and Lincoln R. Potter was the sole heir of Joyce Paul Potter.

6. That Lincoln R. Potter has full power and authority to sell, transfer and convey the Property.

7. This affidavit is given, under oath, for the express purpose of inducing a national title insurance company (the "Company") to insure title to the Property to be free from adverse claims or liens not herein stated, and of enabling said owner to receive the consideration for sale, lease or mortgage of the Property. Affiant guarantees and warrants the statements of fact herein, which shall be construed as a continual contractual obligation in favor of the Company.

8. That in consideration of the issuance of title insurance by the Company as aforesaid, the undersigned agrees to indemnify and hold harmless the Company against all loss or expense on account of any matter of thing omitted from the foregoing factual statement, including expense of enforcing this agreement.

9. The Estates of Billy R. Potter and Joyce Potter had sufficient assets to and did discharge all debts and taxes, if any, against each respective Estate. The undersigned agrees to indemnify and hold harmless the Company against all loss or expenses on account of the failure to satisfy such debts and taxes.

Further affiant saith not.

Witness my hand this 8th day of March, 2021.

LINCOLN R. POTTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, LINCOLN R. POTTER, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2021.

Sam D. Hodges III
NOTARY PUBLIC

My Commission Expires: 5/3/2021

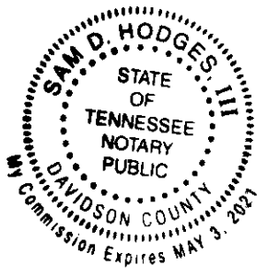


EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION
0.99 ACRE TRACT
NORTH OF BEN M. PRIDEMORE, SR.'S TRACT

Land lying in Metropolitan Nashville and Davidson County, Tennessee bounded on the southwest by Lots 5 & 6, and on the southeast by Lot 7 on the plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a concrete monument at the northeast corner of Morgan Estates Section One, of record in Book 5190, page 55, Register's Office for Davidson County, Tennessee; thence South 88 degrees 37 minutes 01 second East 626.06 feet to an iron pin at the northeast corner of Lot 7 on the plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, R.O.D.C; thence with the rear line of Lot 7 South 79 degrees 12 minutes 09 seconds West 95.23 feet to a concrete monument at the northwest corner of Lot 7; thence with the west line of Lot 7, South 1 degree 02 minutes 07 seconds West 110.77 feet to a concrete monument at the northeast corner of Ben M. Pridemore, Sr.'s property; thence with Pridemore's north line, North 86 degrees 45 minutes 14 seconds West 285.40 feet to a concrete monument at the northwest corner of said Pridemore's property, and also being in the east line of Lot 6 on said plan of Morgan Estates, Section Two; thence with the east line of Lot 6 North 1 degree 04 minutes 33 seconds East 70.00 feet to a concrete monument at the northeast corner of said Lot 6; thence with the north line of Lot 6 and the north line of Lot 5, North 76 degrees 31 minutes 50 seconds West 252.74 feet to the point of beginning, and containing 0.99 acre. Being the same property conveyed to H.R. Potter and wife, Sallie C. Potter, by deed of record in Book 5485, page 276, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Billy R. Potter and wife, Joyce Potter, by deed of record in Book 7371, page 929, in the Register's Office for Davidson County, Tennessee.