THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 595359 **AFFIDAVITH** 03/18/2021 03:09:57 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210318-0036331	STATE OF _____ COUNTY OF _____ The actual consideration for this transfer is: $0.00 _____ **DONNA SPENCER WRIGHT, AFFIANT** Subscribed and sworn to before me, this 26th day of Feb 2021. _____ NOTARY PUBLIC My Commission Expires: 5/23/23

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DEBRA SANTOYO ET AL. 2713 Doreen Avenue, El Monte, CA 91733	**NEW OWNER**	Parcel ID: 09102030100

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP

1. My name is Donna Spencer Wright. I am an adult resident of the State of Tennessee, I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I am the adult niece of James W. Skipper (the "Decedent"). I reside at 6061 Sunrise Circle, Franklin, Tennessee 37967. I have known Decedent my entire life.

3. Decedent died intestate as a resident of Nashville, Davidson County, Tennessee on December 8, 1995. A copy of the Certificate of Death is attached hereto as **Exhibit 1**.

4. Decedent was unmarried and was survived by three (3) adult children, Debra Santoyo, Vickie Davenport, and Donald Ray Skipper.

5. At the time of his death, Decedent owned real property commonly known

as **1506 55th Avenue North, Nashville, TN 37209** and is more particularly described as:

> Land in Davidson County, Tennessee, being the northerly 37 1/2 feet of the southerly 75 feet of the westerly 22 1/2 feet of Lot No. 1318 and the northerly 37 1/2 feet of the southerly 75 feet of Lots Nos. 1320, 1322 and 1324, of Block No. 53, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said part of Lots Nos. 1318, 1320, 1322 and 1324 fronts 37 1/2 feet on the easterly side of 55th Avenue, North, formerly 14th Street and runs back between parallel lines 107 1/2 feet to a dead line.
>
> Being the same property conveyed to James W. Skipper by Warranty Deed from Ann Louise Pickney and husband, Frank Pickney, of record in Book 6054, Page 494 Register's Office for Davidson County, Tennessee, dated May 10, 1983 and recorded on May 11, 1983.

6. At the time of the Decedent's death, the real property described herein was titled solely in the name of Decedent.

7. To Affiant's knowledge, the Decedent owned no other property, real or personal, in Tennessee. An estate has not been opened, nor will one be opened.

8. Decedent was not enrolled in TennCare at any time during his life. A release of claims by TennCare is attached as **Exhibit 2**.

9. At the time of Decedent's death, said real property passed by operation of law and vested immediately in Decedent's heirs-at-law pursuant to Tenn. Code Ann 31-2-103 and remains so vested today. Based upon the foregoing, the property is currently vested as follows:

Debra Santoyo	1/3
Vickie Davenport	1/3
Donald Ray Skipper	1/3

FURTHER AFFIANT SAYETH NOT.

SWORN this 26TH **day of** February **2021.**

Donna Spencer-Wright

DONNA SPENCER WRIGHT, AFFIANT

STATE OF Tennessee)
)
COUNTY OF Williamson)

Now having first been sworn, the above-named **Donna Spencer Wright**, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn and subscribed before me this 26TH day of February 2021.

H A Wright, Jr.
NOTARY PUBLIC

My commission expires: 5/23/23

H.A. WRIGHT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY