AFFIDAVIT OF INHERITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills To	Map & Parcel No
Catherine Sasser 3377 Mimosa Drive Nashville, TN 37211	Same	162-4-33

Karen Johnson Davidson County
Batch# 596419 AFFIDAVITH
03/22/2021 11:06:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037240

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says:

Martha Dimple Johnson was the sole owner of the following described real estate. The said Martha Dimple Johnson, unmarried, died in Nashville, Davidson County, Tennessee on December 23, 2019. Said land is described specifically as follows:

* See Attached Legal Description

Subject to the following
1. Restrictive covenants contained in Book 4533, Page 967, Register's Office of Davidson County, Tennessee.
2. The Plan of record in Book 4300, Page 119, Register's Office of Davidson County, Tennessee.

3. A 2.5 foot X 30 foot utility anchor easement located on the southwest front corner of said lot. .
Being the same property conveyed to Martha Dimple Johnson, unmarried, by deed from James C. Spiceland, III and wife Dianne P. Spiceland of record in Book 7342, Page 413, Register's Office of Davidson County, Tennessee.

This is improved property known as 375 Bart Drive, Antioch, Tennessee, 37013.

The said Catherine Sasser received all of Martha Dimple Johnson's interest in the real estate described above by the provision of the decedent's Last Will and Testament. Said Last Will and Testament of Martha Dimple Johnson, deceased, was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, on February 26, 2020 under docket number 20P301. The said Martha Dimple Johnson, deceased, was an unmarried person at the time of her death.

1/31/21
Date

Catherine Sasser

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the state and county aforesaid, personally appeared Catherine Sasser, the within bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information, and belief, and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county on this the 21 day of January, 2020.



Notary Public

My Commission Expires: 3-8-2021

THIS INSTRUMENT PREPARED BY:

Martha Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Antioch Park, Section 4, as of record in Book 4300, page 119, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to James Spiceland, III and wife, Dianne P. Spiceland by Warranty Deed from Gail F. Tomlinson, Single, of record in Book 5106, page 519, Register's Office of Davidson County, Tennessee.

Land in the 31st Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee. Said land was formally used as right-of-way for Apache Trail and is described as follows:

Beginning at a point on the easterly right-of-way line of Apache Trail; approximately 30.0 feet from centerline of Apache Trail; said point being corner of Parcel 33 on Map 162-4 of the Metropolitan Nashville and Davidson County Property Maps; thence northwesterly with a curve to the left of radius 418.39 feet for a distance of 243.27 feet to a point; thence N 46° 53' E for a distance of 5.0 feet to a point; thence S 42° 59' 32" E along existing right-of-way line of Apache Trail for a distance of 413.38 feet to a point; thence S 67° 05' W along property line belonging to Parcel 33 on Map 162-4 for a distance of 77.63 feet to a point; thence N 43° 07' W for a distance of 156.78 feet to the point of beginning and containing therein an area of 18,607± square feet.