Prepared by and Return to:
Tennessee Title Services, LLC
112 Center Court Suite A
Clarksville, TN 37040
File B-21-907

Karen Johnson Davidson County
Batch# 599603 AFFIDAVITH
03/24/2021 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210324-0039014

AFFIDAVIT AS TO HEIRS
of
ANNA M. NICHOLS
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF Sumner

On this 19th day of March 2021, before me personally appeared Ronald K Hackett to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Anna M. Nichols**, deceased.

That Affiant knew **Anna M. Nichols** for over ____ years and is familiar with Decedent's family history; being familiar with the family history due to being family.

And that said decedent died 1/16/21, a widow, having been previously married to James Nichols who predeceased her. **Anna M. Nichols**, being the vested owner of the following property in Davidson County, Tennessee:

See attached "Exhibit A"

Title to the aforedescribed real property was vested in **Anna M. Nichols.**

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise interested in the estate:

NAME	Relationship
James Edward Nichols, Jr.	**Son**

Affiant further states that said decedent left no other spouse, children or adopted children or descendants of deceased children or adopted children.

Affiant further states the said, **Anna M. Nichols** died with no issues/heirs other than James Edward Nichols, Jr. leaving the property vested in **James Edward Nichols, Jr.**

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors: **N/A**

And said decedents did leave a last will and testament that was not probate and is attached as "*Exhibit B*" that demonstrates the sole devisee of **James Edward Nichols, Jr.**

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

That Affiant, EDWIN KURFEES HOOVER III, acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company and/or Stewart Title Insurance Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Edwin K. Hoover III

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn and subscribed before me this 19 day of March, 2021 by Edwin Kurfees Hoover III.

Notary Public

My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Windsor Green, Phase 1, Section 1, Resubdivision Lots of 103 and 104 of record in Plat Book 6050, Page 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna M. Nichols, a married woman by Warranty deed from Roberta Garrett, married, and Wayne Caruthers, unmarried, Jean Smiley, married, and Ann Nichols, married of record in Instrument No. 20041018-0125193 Register's Office for Davidson County, Tennessee, dated October 14, 2004 and recorded on October 18, 2004. (Value of consideration shown in aforementioned deed $125,000.00.) The said Anna M. Nichols died a widow, having been predeceased by her husband James Nichols, on or about 1/16/21. Reference is made to the testate Affidavit of Heirship of record in Instrument No. __202103240039014in which her son, James Edward Nichols, Jr. is named her sole heir and devisee.

Being also known as 107 Wilshire Court Goodlettsville, Tennessee 37072.

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021