Karen Johnson Davidson County
Batch# 599667 AFFIDAVITH
03/25/2021 07:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210325-0039104

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Charles Moton, being first duly sworn according to law, being of lawful age and a resident of Antioch, Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Debra Denise Moton (the "decedent") died December 13, 2019.

2. The decedent died with a surviving spouse, Charles Moton, and two daughters, Katisha Moton and LaShasta Moton. The decedent never adopted or had any natural children other than Katisha Moton and LaShasta Moton.

3. The decedent died intestate.

4. Accordingly, the heirs-at-law of the decedent are Charles Moton, Katisha Moton and LaShasta Moton, who are all adults.

5. At the time of her death, the decedent owned all, right, title and interest in real property located at 248 Took Drive, Antioch, Davidson County, Tennessee, Davidson County, Tax Map 163 02 0B, Parcel 075.00, and being more particularly described by deed of record as Instrument No. 20151214-0125587, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto.

6. This affidavit will confirm the vesting of title to the real property located at 248 Took Drive, Antioch, Davidson County, Tennessee, after the death of Debra Denise Moton, to her heirs-at-law, Charles Moton, Katisha Moton and LaShasta Moton, in equal shares as tenants in common.

Further, affiant saith not.

Dated this 23rd day of March, 2021.

Charles Moton

Charles Moton

Subscribed and sworn to before me
this 23rd day of March, 2021.

Brooke Rector

Notary Public

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Charles Moton, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal, at office, this 23rd day of March, 2021.

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Brooke Rector

Notary Public

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105439 DEEDWARR
Recvd: 12/14/15 14:34 2 pgs
Fees:13.00 Taxes:800.28
20151214-0125587

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,292.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra Denise Moton	SWBC Mortgage Corp	163020b07500co
(NAME)	(NAME)	
248 Took Dr.	9311 San Pedro Ave., #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Berkley Hall, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Debra Denise Moton, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 Phase Two, Berkeley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennesee, to which reference is hereby made for a more comprehensive and binding description.

Being part of the same property conveyed to Berkley Hall, LLC, a Tennessee Limited Liability Company by deed from R. Dale Floyd, Trustee of record in Instrument No. 200081103-0109170, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 248 Took Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to:

● Taxes for the year 2016. ● Subject to all matters shown on the Plan of record as Instrument Number 20070621-0074238, Register's Office of Davidson County, Tennessee. ● Restrictions of record in Instrument Nos. 20070621-0074238, 20050125-0008851, 20050223-0019584, 20050706-0077601, 20050725-0086048, 20050725-0086047, 20050923-0114416 and Master Plat of Hickory Highlands recorded in Plat Book 6900, Page 562, in the Register's Office for Davidson County, Tennessee.. ●Any and all existing easements as shown of record not stated herein.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 10th DAY OF DECEMBER, 2015.

Berkley Hall, LLC, a Tennessee Limited Liability Company

By: _____
Terry DeSelms, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry DeSelms , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of Berkley Hall, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2015.

_____
Notary Public

My Commission Expires:

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

