Karen Johnson Davidson County
Batch# 602313 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20210329-0040828

Instrument Prepared By:
John R. Miles
Attorney at Law
208 Third Ave. North, Suite 300
Nashville, TN 37201-1642

AFFIDAVIT OF HEIRSHIP

I, William F. Dickson, hereinafter referred to as Affiant, being first duly sworn according to law, do hereby swear, affirm and make an oath as follows:

1. That the Affiant is at least eighteen (18) years old and presently resides at 972 Bancroft Road, McDonald, Tennessee 37353. Bancroft RD

2. That the Affiant's close friend of many years was John Max Ledwell, hereinafter referred to as Decedent and he has personal knowledge of the family, life, and death of the Decedent.

3. That Affiant knew that at the date of his death, Decedent had an ownership interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of B.F. Cockrill Farm, as shown on plat of record in Book 11001, Page 129, in the Register's

> Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of B.F. Cockrill Farm, as shown on plat of record in Book 11001, Page 129, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning in the center of Leslie Street at a point 200 feet East of the easterly margin of Snyder Avenue; thence with the center of said street, eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the northerly margin of an alley; thence with the said alley, westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of beginning.
>
> Being the same property conveyed to John Max Ledwell and Patricia Ann Ledwell by Quitclaim Deed from Elizabeth V. Pritchett dated October 3rd 2013 and recorded October 3rd 2013 of record in Instrument No. 20131003-0103834 in the Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to John M. Ledwell and wife, Patricia A. Ledwell by Warranty Deed from Ronald Claude Talley and wife, Patsy Kay Talley dated June 29th 1998 and recorded July 1st 1998 of record in Book 11001, Page 127 in the Register's Office for Davidson County, Tennessee.

4. The Decedent died on November 28, 2018 at the age of Sixty Four (64) years and was at that time a resident of Davidson County, State of Tennessee.

5. That the Decedent was single at the time of his death and died intestate.

6. That Johnny Aaron Ledwell, Jason Lynn Ledwell and Christopher John Ledwell were the only children born to or adopted by Decedent during his lifetime.

7. That as of the date of execution of this Affidavit, Johnny Aaron Ledwell, Jason Lynn Ledwell and Christopher John Ledwell are the heirs-at-law of the Decedent.

8. That the Affiant has no financial interest in the Estate of Johnny Max Ledwell.

9. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify making of such sworn statement, and such statement is false, commits a Class E Felony pursuant to T.C.A. Section 30-2-712(2).

10. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER AFFIANT SAITH NOT:

William F. Dickson

STATE OF TENNESSEE)
COUNTY OF BRADLEY)

Before me, the undersigned Notary Public in and for the aforesaid state and county, Personally appeared William F. Dickson, with whom I am personally acquainted (or proved to me on the basis off satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and seal in office this 22 day of October, 2020.

Antonia Ricketts
Notary Public

My Commission Expires: 5/19/2024

ANTONIA RICKETTS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/19/2024
COUNTY OF HAMILTON

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212