This Instrument Prepared by:
J. Andrew Wiley
1637 Rachel Way
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 621387 AFFIDAVITH
04/23/2021 10:58:14 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210423-0054543

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF

I, JOE TURNER of DAVIDSON County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That MAE R. PFLUEGER (the "Decedent") died on October 19, 2019, a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 3756 Turley Drive, Nashville, TN 37211 (the "Property"). Decedent also owned additional property in Humphreys County, Tennessee, known as Tax Map and Parcel 086 013.00, 086 012.00 and 093 005.00 (the "Additional Property")

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Davidson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Decedent did not leave a will.

7. Affiant further states that Decedent was unmarried at the time of her death and survived by the following children:

Name:	**Relationship:**
DIANNE PATTON	DAUGHTER
LINDA GALE PERKERSON	DAUGHTER

8. Affiant is aware of these facts because he is a Neighbor of the Decedent and knew the Decedent for more than 40 years.

9. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above. Decedent's husband, John C. Pflueger died on December 20, 2000.

10. Decedent's father, Jerome M. Reeves, Jr. died on March 22, 1981 and was unmarried at the time of his death. His only daughter was Mae R. Pflueger and he had no

children who predeceased him, no adopted children or any other descendants of deceased children or adopted children other than Mae R. Pflueger.

11. Decedent's aunt, Edith Pruett, died on October 12, 1999 and was unmarried at the time of her death. She had no children during her lifetime, including no children who predeceased her and no adopted children, or any other descendants of deceased children or adopted children. She was predeceased by her parents and her only brother, Jerome M. Reeves, Jr., who had only one child during his lifetime, Mae R. Pflueger.

The undersigned agrees to indemnify and hold harmless the preparer of this affidavit and any title underwriter who insures title in reliance on this affidavit for liability they may incur as a result of issuing policies of title insurance on property located at 3756 Turley Drive, Nashville, TN 37211, or properties in Humphrey's County, Tennessee known as Map and Parcel 086 013.00, 086 012.00 and 093 005.00 in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF

I, JOE TURNER, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

JOE TURNER

Sworn to and subscribed before me this 13 day of APRIL, 2021.

Notary Public

ANGY GADALLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Joe Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of April, 2021.

ANGY GADALLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 02, 2024

Angy Gadalla
Notary Public
My Commission Expires: 09.02.24

EXHIBIT A
LEGAL DESCRIPTION

Davidson County Property:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Pflueger and wife, Mae R. Pflueger by deed from Robert L. Haynie and wife, Naomi B. Haynie, dated December 15, 1964, recorded in Book 3844, Page 299, Register's Office for Davidson County, Tennessee. John C. Pflueger died on December 20, 2000, leaving Mae R. Pflueger as the surviving tenant by the entirety.

Humphreys County Property:

TRACT 1:

A certain tract or parcel of land lying and being situated in the Fifth Civil District (Old 12) of Humphreys County, Tennessee and bounded and described as follows, to wit:

Beginning on a stake in the east boundary line of a tract of land now owned by David Pruett (1910); thence South 32 poles to a stake, said Pruett's corner; thence East 14 ½ poles to a stake; thence South 53 ½ poles to a stake; thence East 10 ½ poles to a stake; thence North 15 degrees East 17 poles to a stake; thence North 37 ½ poles to a stake; thence West 29 ½ poles to the beginning, containing 10 ½ acres, more or less.

Being the same property conveyed to Mae Elizabeth Reeves Pflueger by deed from Edith Elizabeth Pruett, dated December 9, 1986, recorded in Book WD164, Page 408, Register's Office for Humphreys County, Tennessee.

TRACT 2:

Situated in the 5th Civil District of said County and State, and bounded and described as follows:

Beginning at a stake at the cross fence, the SWC of Ted Pruett's 17 acre tract, and running thence south with the road 79 ½ poles to a stake in the center of the road; thence east 42 ½ poles to a red haw, in Huse Mays' WBL; thence north with Mays' line 37 poles to a large white oak; thence west with Mays' 14 poles to a hickory; thence north 42 poles to a cherry, the SEC of Ted Pruett's tract; thence west 28 ½ poles to the beginning. Containing 17 acres, more or less.

Being the same property conveyed to Edith Pruett by deed from P.H. Pruett, dated December 2, 1961, of record in Book 82, Page 390, Register's Office for Humphreys County,

Tennessee. Edith Pruett died on October 12, 1999, leaving Mae R. Pflueger as her sole heir at law.

TRACT 3:

Beginning on a stake in the County Highway, the same being Talmedge Reeves' south east corner; thence with Talmedge Reeves' south boundary line, west 64 poles to a stake; thence south 27 ½ poles to a large white oak, at the north edge of the road leading to Cooley's place; thence south 82 degrees east 24 poles to a stake; thence south 80 degrees east with said road 40 poles to a stake in the main highway at the forks; thence with the highway north 35 ½ poles to the beginning, containing 12 acres, more or less.

Being the same property conveyed to Jerome M. Reeves, Jr. by deed from Mrs. Florence Elizabeth Reeves, Mrs. Pherrel Pruett and Mrs. Long Daniel, dated December 2, 1954, of record in Book 72, Page 496, Register's Office for Humphreys County, Tennessee. Jerome M. Reeves, Jr. died on March 22, 1981, leaving Mae R. Pflueger as his sole heir at law.