THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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

Karen Johnson Davidson County
Batch# 624765 AFFIDAVITH
04/28/2021 03:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210428-0056997

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Ashley R. Leech, being first duly sworn according to law, being of lawful age and a resident of Nashville, 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. Darek Leonard Leech (the "decedent") died November 9, 2019.

2. The decedent died without a surviving spouse.

3. The decedent died without issue. The decedent never had or adopted any children.

4. The decedent's mother, Devator Hope Pollard Leech, died on April 19, 2010.

5. Accordingly, the sole heir-at-law of the decedent is the decedent's father, Leonard E. Leech.

6. At the time of his death, the decedent owned real property located at 714 Fox Ride Drive, Brentwood, Tennessee, Davidson County Tax Map 160 14 0C, Parcel No. 014.00, and being more particularly described in deed of record in Book 11552, page 895, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto.

7. This affidavit will confirm the vesting of title to the real property located at 714 Fox Ride Drive, Brentwood, Davidson County, Tennessee, after the death of Darek Leonard Leech, in his sole heir-at-law, Leonard E. Leech.

Further, affiant saith not.

Dated this 27th day of April, 2021.

Ashley R. Leech

Subscribed and sworn to before me this 27th day of April, 2021.

Notary Public

My Commission Expires:_____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Ashley R. Leech, 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.

My Commission Expires: _____

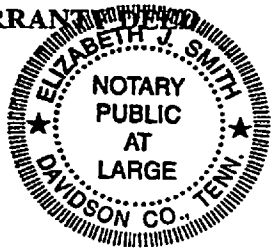
Notary Public

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

BOOK 11552 PAGE 895

main 7E+

WARRANTY DEED



My Commission Expires
1-29-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

X Darek Leonard Leech
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: same	MAP-PARCEL NUMBERS
Darek Leonard Leech (NAME)	Electric Service Credit Union (NAME)	160-14-0C-14
714 Fox Ridge Drive (ADDRESS)	P.O. Box 24117 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37202-4117 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert C. Hardin and wife, Marie-Josee Bouvet-Hardin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darek Leonard Leech

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, TN, being Unit No. 714 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hardin by deed from Betty S. Cook of record in Book 10016, Page 721, Register's Office for Davidson County, TN.

Subject to restrictions in Book 5818, Page 915; by-laws of record in Book 5818, Page 925, and Book 5868, Page 70; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

[illegible] 366.20

99 JUL -1 PM 1:41

[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDEN MF ✦ REFERENCE

0606469

unimproved ( )
This is improved (X) property, known as 714 Fox Ridge Drive, Brentwood, TN 37027
(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.

Witness our hand s this 29th day of June 19 99

Robert C. Hardin

Robert C. Hardin

Marie-Josee Bouvet-Hardin

Marie-Josee Bouvet-Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11552 PAGE 896

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Hardin and wife, Marie-Josee Bouvet-Hardin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 19 99.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires 1-29-2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

20210128006997

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06064469
IDENTIF. # REFERENCE

99 JUL -1 PM 1:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11552 PAGE 897

[illegible]	92000.00
[illegible] TX	355.20
PRFEE	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

[illegible]/99 [illegible] 13:43 0001 6863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485309

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)

