This Instrument Prepared By:
Foundation Title and Escrow Series, LLC
545 N Mt Juliet Rd, Ste 1102
Mt Juliet, TN 37122

Karen Johnson Davidson County
Batch# 631842 AFFIDAVITH
05/10/2021 07:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210510-0062001

AFFIDAVIT AS TO HEIRS
OF
Darlene Tatum
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF Knox

On this 30 day of April, 2021, before me personally Minnie Madge McMahan to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, who has a mailing address of 938 Avenue A Knoxville, TN, Knox County, State of TENNESSEE, and has been familiar with the family history for all of their life of Darlene Tatum, deceased, who was the owner of the following property located at:

3000 Penn Meade Way Nashville, TN 37214

Further described as:

Land in Davidson County, Tennessee, being Lot No. 165 on the Condominium Site Plan River Glen, Planned Unit Development Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darlene Tatum, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., of record in Instrument No. 20001002-0097033, in the Register's Office of Davidson County, Tennessee, dated September 22, 2000 and recorded on October 2, 2000.

That Affiant is a direct heir of Darlene Tatum being sibling of deceased.

And that said decedent died on January 20, 2021 and that the place of residence and homestead, at the time of death, was as follows: 3000 Penn Meade Way Nashville, TN

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

Surviving Spouse: NONE

Children: NONE

Parent: DECEASED

Siblings:

1. John E Williams who resides at1415 Greytown Way #207 Knoxville, TN 37932
2. Minnie Madge McMahan who resides at: 938 Avenue A Knoxville, TN 37929
3. Beulah Sexton who resides at 6291 General Carl W. Steiner Hwy Speedwell, TN 37870

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

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

Names of minors: N/A

And said deceased did not leave a will, but estate has been probated in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/ Metropolitan Nashville- Davidson County Probate Division Docket No: 21P359

Affiant has made this affidavit to induce, First American Title Insurance Company, and Foundation Title & Escrow Series, LLC and Tennessee Title Services, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company, and Foundation Title & Escrow Series, LLC and Tennessee Title Services, LLC their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Minnie Madge McMahan

Minnie Madge McMahan – Affiant

STATE OF TENNESSEE

COUNTY OF Knox

Sworn to and subscribed before me on this 30 day of April, 2021.

Notary Public

My Commission Expires: 7/26/2023

(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE

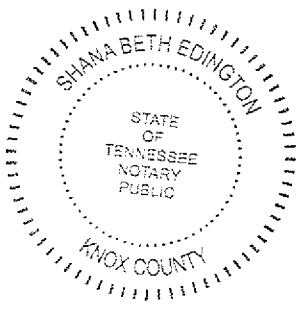
COUNTY OF Knox

On this 30 day of April, 2021, before me, the undersigned Notary Public, personally appeared Minnie Madge McMahan the Affiant, known to me or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 7/26/2023

(SEAL)



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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021