Karen Johnson Davidson County
Batch# 635781 AFFIDAVITH
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Fees: $32.00 Taxes: $0.00
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This Instrument Prepared By:
Foundation Title & Escrow Murfreesboro
450 St. Andrews Dr, Suite C
Murfreesboro, TN 37128

AFFIDAVIT AS TO HEIRS
Of
__Margaret L. Howse____
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Davidson

On this _21st__ day of _April_, 2021, before me personally appeared _Mary Cohen, 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, resides at _Nashville, TN_ and has been familiar with the family history for _30_ years of __Margaret L. Howse_, deceased, who was the owner of the following property:

See Exhibit "A."

That Affiant knew ___Margaret L. Howse (Decedent) for entire life of the Decedent and is familiar with Decedent's family history; as a close family friend.

And that said decedent died on the __December 5, 2020__, and that the place of residence and homestead, at the time of death, was as follows:

_334 Whitsett Rd, Nashville TN 37210;

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

1.		Name	Address
a.	Surviving Spouse	None	
b.	Children	Sybil Weaver	Smyrna, TN
		Gerald Howse	Smyrna, TN
		Michael Howse	Bartlett, TN
c.	Children of deceased children	None	
d.	Adopted children	None	
e.	Children of deceased adopted children	None	

(if none above, go to 2)

2.

a. Parent(s) None

(if none above, go to 3)

3.

a. Brother(s)/sister(s) None

b. Children of deceased brother(s)/sister(s) None

(if none above, go to 4)

1.

a. Paternal grandparent(s) None

b. Children of deceased paternal grandparent(s) None
i.e. aunt(s)/uncle(s)

c. Children of deceased paternal aunt(s)/uncle(s) None
i.e. cousins

d. Maternal grandparent(s) None

e. Children of deceased maternal grandparent(s) None
i.e. aunt(s)/uncle(s)

f. Children of deceased maternal aunt(s)/uncle(s) None

i.e. cousins

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:
Names of minors:

And said deceased did not leave a will.
And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, 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 their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Mary Cohen

MARY Cohen

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me on this 21st day of April, 2021.

Kimberly L. Edgers

Notary Public

My Commission Expires: 11-17-2024

(SEAL)



Legal Description
(Exhibit A)

21NT01093 11905036300

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of a Subdivision of the Julia A. Joyner property, as of record in Plan Book 2, page 122, Chancery Court at Nashville, Tennessee.

Said Lot No. 11 fronts 50 feet on the Northerly side of Whitsett Road and runs back between lines 150.8 feet on the westerly line and 151.6 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Henry M. Howse, by Quit-Claim Deed from Mrs. Tommie Owens and Mrs. Mary Sue Frazier, dated 08/02/1967 and recorded 08/07/1967 in Book 4159, page 430, Register's Office for Davidson County, Tennessee. Henry M. Howse aka Henry House Jr died intestate June 9,1993, with intestate probate in the Davidson County Court Case no. 93P-1083, leaving his spouse Margaret Howse and his children, Sybil Weaver, Gerald Howse and Michael Howse, as his heirs-at-law. See Affidavits of Heirshop recorded contemporaneously herewith as Instrument No. _____, and Instrument No. _____, in the Register's Office for Davidson County, Tennessee. The said Margaret Howse having since died December 5, 2020.

Margaret Howse died intestate December 5, 2021, leaving her children Sybil Weaver, Gerald Howse and Michael Howse, as her heirs-at-law. See Affidavits of Heirship recorded contemporaneously herewith as instrument no. _____, and Instrument No. _____, in the Register's Office for Davidson County, Tennessee. .

This is an improved property commonly known as 334 Whitsett Rd, Nashville, TN 37210

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024