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# 647430 AFFIDAVITH
06/02/2021 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0073567

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of April, 2021, before me personally appeared Dave Glenn Douglas, 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 290 River Landing Way Old Hickory, TN in DAVIDSON County, State of TENNESSEE, and is one of four heirs of Lucile Douglas, deceased, who was the owner of the following property located at:

207 Café ST. Goodlettsville, TN 37072

Further described as:

Beginning at a point on the East margin of Café Street (formerly known as Graves Street), which point is 56 feet from the Southwest corner of a lot formerly known as the Herrod Place, thence a running North 50 feet with Café Street to a point; thence Easterly with the South Boundary line of the old Clifford Ann German tract (as recorded in Book 636, Page 386, noted in Note Book 33, Page 215) 188 feet, more or less to the property formerly owned by Alberta William Parks; thence Southerly 50 feet with Parks line, thence Westerly 188 feet more or less to the beginning.

And that said decedent died on March 19, 2013 and that the place of residence and homestead, at the time of death, was as follows: 207 Café St. Goodlettsville, 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

1. Kathy Lynn Douglas who resides at: 207 Café rd. Goodlettsville, TN
2. Lisa Ann Douglas who resides at: 207 Café Rd. Goodlettsville, TN
3. Tempie Ann Douglas who resides at 207 Café St. Goodlesttsville, TN
4. Dave Glenn Douglas who resides at 209 River Landing Way Old Hickory, TN

Parents: NONE

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 leave a will leaving the above property to children listed above. Will was not probated. 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.

Dave Glen Douglas - HEIR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 12 day of April, 2021.

Notary Public

My Commission Expires: 1-29-25

(SEAL)

ASHLEY WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 29, 2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of April, 2021, before me, the undersigned Notary Public, personally appeared Dave Glenn Douglas - heir, 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: 1-29-25

(SEAL)

ASHLEY WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 29, 2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY