This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 8881 Hester Beasley Road
Nashville, TN 372221

Karen Johnson Davidson County
Batch# 648109 **AFFIDAVITH**
06/02/2021 12:26:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210602-0073922

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD **)**

1. My name is Freddie Johnson. I am an adult resident of the State of Tennessee and being well-acquainted with Rosalind D. Vanderpool and her family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I became friends with Rosalind D. Vanderpool and her family in approximately 1970 and remained acquainted with her and her family until her death.

2. Rosalind D. Vanderpool was married to Fed H. Vanderpool. Mr. Vanderpool predeceased Rosalind D. Vanderpool in June of 1999. Rosalind D. Vanderpool never remarried after the death of her late husband, Fed H. Vanderpool, and she remained single until the time of her death on October 21, 2015.

3. Rosalind D. Vanderpool was the mother to two (children): Jami Vanderpool, now known as Jami Vanderpool Neely, and Vickie Rose Vanderpool. Other than the children described herein, Rosalind D. Vanderpool never had any other children, biological or adopted, living or dead.

3. The heirs at law of Rosalind D. Vanderpool are her two (2) children: Jami Vanderpool, now known as Jami Vanderpool Neely, and Vickie Rose Vanderpool.

4. Rosalind D. Vanderpool owned real property located at 8881 Hester Beasley Drive in Nashville, Tennessee, 37221 at the time of her death.

5. The Home is more particularly described as follows:

Tract One: Land in the 9th Civil District of said County and State, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows:

Beginning in the Westerly margin of Hester and Beasley Road at a point 218 feet Southerly from the Northeast corner of the Colebrooks Tract; running thence with said margin, South 34 degrees 30 minutes West 102 feet to an iron pin; thence North 55 degrees 30 minutes West 400 feet to an iron pin; thence North 34 degrees 30 minutes East 10 feet to an iron pin; thence South 86 degrees 20 minutes East 179.6 feet; thence South 55 degrees 30 minutes East 245.9 feet to the beginning.

Tract Two: A Tract of land in the 9th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by the Draper Surveying Service as follows:

Beginning at an iron pin in the northwesterly margin of the Hester and Beasley Road, 70 feet southwesterly from the northeast corner of the property conveyed to A.A. Colebrooke by deed of record in Book 3646, page 313, Register's Office for said County, and running thence with said margin and a curve southwesterly 108 feet, and south 34 Degrees 30' west 40 feet to an iron pin; thence north 55 Degrees 30' west 245.9 feet to an iron pin; thence parallel to the north line of the Colebrooke property south 86 Degrees 20' east 300 feet to the point of beginning.

Being a portion of the same property conveyed to Fed H. Vanderpool and wife, Rosalind D. Vanderpool, by Warranty Deed from Katherine C. Hitchcock of record in Book 4709, page 120 Register's Office for Davidson County, Tennessee, dated May 18, 1973 and recorded on May 21, 1973. Further, being a portion of the same property conveyed to Fed H. Vanderpool and wife, Rosalind D. Vanderpool, by Warranty Deed from Joseph H. Mangum and wife, Elizabeth L. Mangum, of record in Book 4738, Page 641, Register's Office for Davidson County, Tennessee, dated August 16, 1973, and recorded on August 20, 1973.

The said Fed H. Vanderpool died on June 6, 1999, vesting Rosalind D. Vanderpool as the surviving tenant by the entirety. The said Rosalind D. Vanderpool died, intestate, on October 21, 2015, leaving Jami Vanderpool Neely and Vickie Rose Vanderpool as her sole heirs at law. The Probate Court for Davidson County, Tennessee, in Docket No. 15P-1992, granted Letters of Administration and appointed Jami Vanderpool Neely as Administratrix of the estate of Rosalind Dowd Vanderpool.

Jami Vanderpool Neely, as Administratrix for the estate of Rosalind Dowd Vanderpool, executed an Administrator's Quitclaim Deed, of record in Instrument No. 20170120-0006520, Register's Office for Davidson County, Tennessee, vesting Jami Vanderpool Neely, married, and Vickie Rose Vanderpool, a single person, with title to the herein-described real property.

Being also known as 8881 Hester Beasley Road, Nashville, Tennessee 37221.

6. Rosalind D. Vanderpool died on October 21, 2015, leaving Jami Vanderpool Neely and Vickie Rose Vanderpool as her sole heirs at law.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 6 day of May, 2021.

Freddie Johnson
FREDDIE JOHNSON

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Now having first been sworn, the above-named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

WITNESS my hand and official seal of office, this the 6 day of May, 2021.

Robert Patterson
Notary Public

My commission expires: September 19 2021

ROBERT PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 19, 2021