Karen Johnson Davidson County
Batch# 678538 AFFIDAVITH
07/16/2021 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095977

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:	**Send Tax Bills To:**	**Map/Parcel No.:**
David Webb 5205 Distant View DR Fort Worth, TX 76123	same	030 00 0 047.00

STATE OF TEXAS)

COUNTY OF COLLIN)

Re: Property described in Instrument No. 20020326-0036771; Book 5114, Page 218; Book 2490, Page 381 and Book 2538, Page 1, Register's Office for Davidson County, Tennessee.

Sharon Ramage, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than 18 years of age and a resident of the State of Texas; and resides at the following address: 2906 Oakwood Court, McKinney Texas 75075.

2. That Affiant personally knew Evelyn C. Webb, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was personally acquainted with Decedent for a period of more than 15 years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on March 24, 2020.

5. That the Decedent was divorced and not married at the time of her death.

6. That at the time of her death, the Decedent had one child then living and no deceased children.

7. That the Decedent was survived by her son, David Webb.

8. That the following person constitutes the sole heir-at-law of the Decedent at her date of death: David Webb, 5205 Distant View Drive, Fort Worth, Texas 76123.

9. That as of the date of execution of this Affidavit, the following person constitutes the sole heir-at-law of the Decedent at her date of death: David Webb, 5205 Distant View Drive, Fort Worth, Texas 76123.

10. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 5027 Seymour Hollow Road, Nashville, Tennessee 37189, owned by Evelyn C. Webb.

FURTHER AFFIANT SAITH NOT.

Sharon Ramage

Sworn to and subscribed before me. This the 13th day of May, 2021.

YAVONNE TAYLOR
Notary Public, State of Texas
Comm. Expires 12-26-2021
Notary ID 129644456

NOTARY PUBLIC

My commission expires:

EXHIBIT A
To Affidavit of Heirship

Tract I:

LAND in the 14th Civil District of David son County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Seymour Hollow Road corner to T. E. Webb; thence leaving said margin with said Webb, North 8 deg. 00 min west 350 feet to a point; thence north 82 deg. 00 min. east 375.00 feet to a point; thence south 8 deg. 00 min east 348.04 feet to a point in the northerly margin of said Seymour Hollow Road; thence with said margin, north 81 deg. 42 min. East 70.07 feet to a point; thence leaving said margin, north 6 deg. 45 min. east 327.64 feet to a point; thence north 21 deg. 27 min. east 211.70 feet to a point; thence north 1 deg. 02 min. west 151.06 feet to a point; thence south 67 deg. 31 min. 03 seconds west 517.08 feet to a point; thence north 14 deg. 27 min. 55 seconds west 247.67 feet to a point; thence south 76 deg. 49 min. 02 seconds west 219.41 feet to a point; thence south 7 deg. 42 min. 04 seconds east 750.98 feet to the point of beginning, containing 6.478 acres, more or less.

BEING part of the same property conveyed to Thomas E. Webb and wife, Evelyn C. Webb by deed from Vera Frances Webb of record in Book 5114, page 218, Register's Office for Davidson County Tennessee; and being the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

TRACT II:

Land in the 14th formerly the 24th, Civil District of said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December ___, 1955, as follows: Beginning at a point in the center of Seymour Hollow Road, 690 feet westerly from the intersection of the center line of said Seymour Hollow Road and the center line of Whites Creek Pike; thence with the center of said Seymour Hollow Road, south 80 deg. 30' west 100 feet to a point 587.2 feet easterly from the eastern boundary line of the Ova Nash Property; thence north 9 deg. 30' west 250 feet to an iron pin; thence north 80 deg. 30' east 100 feet to an iron pin: thence south 9 deg. 30' east 250 feet to the beginning.

BEING part of the same property conveyed to Thomas Edward Webb and wife, Evelyn C. Webb by deed from Otto Dickerson and wife, Louella Shaw Dickerson, of record in Book 2490, page 381, Register's Office for Davidson County Tennessee; and being the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

TRACT III:

Land in the 14th, formerly the 24th, Civil District of said County, described according to a survey made by Hickerson-Miller Engineers, in 1956, as follows:

Beginning at a point in the center of Seymour Hollow Road at the southeast corner of property conveyed to Thomas Edward Webb and wife Evelyn C. Webb by deed from Otto Dickerson and wife of record in Book 2490, page 381, Register's Office for said County; thence with the center line of Seymour Hollow Road eastwardly 25 feet to an iron pin; thence north 8 deg. west 350 feet to an iron pin; thence south 82 deg. west 125 feet to an iron pin; thence south 8 deg. east 100 feet to the northwest corner of Thomas Edward Webb and wife's property; thence with their north line north 82 deg. east 100 feet to their northeast corner; thence with their east line south 8 deg. east 250 feet to the center line of Seymour Hollow Road, the point of beginning.

BEING part of the same property conveyed to Thomas Edward Webb and wife, Evelyn C. Webb by deed from Otto Dickerson and wife, Louella Shaw Dickerson of record in Book 2538, page 1, Register's Office for Davidson County Tennessee; and being the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as: 5027 Seymour Hollow Road, Nashville, Tennessee 37189.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 13, 2021.

Carolyn W. Schott

Carolyn W. Schott

7-15-2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of July, 2021.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY