Karen Johnson Davidson County
Batch# 702824 AFFIDAVITH
08/23/2021 11:21:41 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210823-0113512

**THIS INSTRUMENT WAS PREPARED BY:**
**EMILY C. GREEN, BPR #033317**
**JONES, GREEN, & TACKETT LAW, PLLC**
**108 West Sixth Avenue, Springfield, TN 37172**
**(615) 667-1073 *Office* | (615) 433-5103 *Fax***
**(From Information Supplied: No Title Examination)**

# AFFIDAVIT OF HEIRSHIP

***Pursuant to Tenn. Code Ann. § 30-2-712***

| **Address of New Owner** | **Send Tax Bills To:** | **Map / Parcel** |
|---|---|---|
| Juanita Hughes, Willie Wayne Wilson, Vernon A. Wilson, and Richard Wilson<br>313 Dry Creek Road<br>Goodlettsville, TN 37072 | Same | 02500010000 |

Comes now **LEE ANN MARIE WILSON** (hereinafter "Affiant"), after first being duly sworn, states that she is an adult citizen and residing at 599 US Highway 8, Amery, Polk County, Wisconsin, being sixty-four (64) years of age (DOB 10/28/1956). Affiant has personal knowledge of the matters stated in this Affidavit.

On February 2, 2006, **SUSIE FLORENCE WILSON** died at the age of ninety-three (93) years, a citizen and resident of Davidson County, TN. A copy of the death certificate is attached as *Exhibit A*.

Susie Florence Wilson died intestate and was survived by her four children—Juanita Hughes, Willie Wayne Wilson, Vernon A. Wilson, and Richard Wilson. The estate of Susie Florence Wilson was not administered in any court of law.

At the time of her death, Susie Florence Wilson owned certain real property located at 313 Dry Creek Road, Goodlettsville, Tennessee, and being more particularly described in deed of record in Book 4646, Page 793, Register's Office for Davidson County, Tennessee, to wit:

> Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by Wayne S. Cooper, Sr. Surveyor, dated August 13, 1971, described as follows:

Beginning at an iron pin in the edge of a ditch, being a common corner of said property and the property belonging to Doyle Hasty as of record in Book 2145, Page 187, RODC; thence N 2° 34' E. 266.2 feet to a point; thence N. 84° 30' West 218.3 feet to an iron pin in a fence; thence South 6° 30' West 246.0 feet to an iron pin at the edge of Dry Creek Road; thence following said road, S. 81° 29' East to the point of the beginning, containing 1.3 acres.

Being part of the property conveyed to H. L. Worrell, Sr. by deed of record in Book 2998, page 335, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie A. Wilson and wife, Susie Florence Wilson, from H.L. Worrell, Sr., by warranty deed of record in Book 4646, Page 793, Register's Office for Davidson County, Tennessee. The same Willie Arden Wilson having died on March 25, 1991, leaving said property to Susie Florence Wilson by tenants by the entirety.

This conveyance is made subject to an easement 50 feet wide, retained for the purpose of ingress and egress to the property lying at the rear of the subject property. Said easement begins at an iron pin in the edge of the ditch, the common corner of subject property and the property conveyed to Doyle Hasty, as of record in Book 2145, Page 187, RODC, and following said line between said properties, North 2° 34' East 266.2 feet to a point; thence North 84 30' West 50 feet to a point; thence S. 2 34' West, 266.2 feet more or less, to the edge of Dry Creek Road; thence following the northerly line of Dry Creek Road to the point of beginning.

This is improved property known as 313 Dry Creek Rd, Goodlettsville, TN 37072.

Affiant would state that at the time of Susie Florence Wilson's death, all title and interest in the real property located at 313 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072, vested in the sole residuary heirs-at-law, 25% to Juanita Hughes, 25% to Willie Wayne Wilson, 25% to Vernon A. Wilson, and 25% to Richard Wilson, as tenants in common.

Affiant would state that this affidavit will confirm the vesting of all interest and title to the real property located at 313 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072, after the death of **SUSIE FLORENCE WILSON** in the sole residuary heirs-at-law, **JUANITA HUGHES, WILLIE WAYNE WILSON, VERNON A. WILSON,** and **RICHARD WILSON** as tenants in common, pursuant to Tenn. Code Ann. § 31-2-104. Further, Affiant saith not. This the 12TH day of AUGUST, 2021.

LEE ANN MARIE WILSON

STATE OF Wisconsin )
COUNTY OF Polk )

Personally appeared before me, a Notary Public in for and for said county and state, the within named individual, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand this 12th day of August, 2021.

NOTARY PUBLIC

11-20-2023
My Commission Expires

CARLA FOLZ NOTARY PUBLIC STATE OF WISCONSIN

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METROPOLITAN GOVERNMENT OF
NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Susie Fishburne Wilson

Tennessee Christian Medical Center

Billy Arnold

Willie Wilson

Forest Lawn Memorial Gardens

1190 Dickerson Pike Goodlettsville Tennessee

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Tonya Y. Ruffin
Local Registrar

FEB 19 2008
Date Issued

CERTIFICATION OF VITAL RECORD

Goodlettsville, TN

WILSON, Willie A.— Age 75, March 25, 1991. Survived by wife, Susie Wilson; daughter, Juanita Hughes; three sons, Willie, Vernon and Richard Wilson; sister, Ozana Porter; brother, Donald Wilson; nine grandchildren; four great-grandchildren. Graveside funeral service will be held 1:00 p.m. Wednesday, March 27, 1991, Forest Lawn Memorial Gardens, Bro. Glandel Slate officiating. Visitation with the family beginning 5:00 p.m. Tuesday. Arrangements by FOREST LAWN FUNERAL HOME, 859-5279.