THIS INSTRUMENT WAS PREPARED BY:
EMILY C. GREEN, BPR #033317
JONES, GREEN, & TACKETT LAW, PLLC
108 West Sixth Avenue, Springfield, TN 37172
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(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch# 711238 AFFIDAVITH
09/08/2021 08:59:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210908-0119964

AFFIDAVIT OF HEIRSHIP

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

Address of New Owner	**Send Tax Bills To:**	**Map / Parcel**
Juanita Hughes, Vernon A. Wilson, and Richard Wilson 313 Dry Creek Road 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 10, 2006, **WILLIE WAYNE WILSON** died at the age of sixty-six (66) years, a citizen and resident of Davidson County, TN. A copy of the death certificate is attached as *Exhibit A*.

Willie Wayne Wilson died intestate and was survived by his three siblings—Juanita Hughes, Vernon A. Wilson, and Richard Wilson. The estate of Willie Wayne Wilson was not administered in any court of law.

At the time of his death, Willie Wayne Wilson owned a 25% interest in certain real property located at 313 Dry Creek Road, Goodlettsville, Tennessee, and being more particularly described in deed of record in Instrument Number 20210823-0113512, 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.

Being the same property owned by Susie Florence Wilson at her death that passed one-fourth (1/4) to her daughter Juanita Hughes, one-fourth (1/4) to her son Willie Wayne Wilson, one-fourth (1/4) to her son Vernon A. Wilson, and one-fourth (1/4) to her son Richard Wilson as Tenants in Common pursuant to *Tenn. Code Ann. § 31-2-104 et seq.* as reflected in the Affidavits of Heirship recorded in Instrument Number 20210823-0113512, Register's Office for Davidson County, Tennessee.

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

Affiant would state that at the time of Willie Wayne Wilson's death, all title and interest in his one-fourth (1/4) ownership share in the real property located at 313 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072, vested in his sole residuary heirs-at-law, one-third (1/3) of his one-fourth (1/4) ownership to Juanita Hughes, one-third (1/3) of his one-fourth (1/4) ownership to Vernon A. Wilson, and one-third (1/3) of his one-fourth (1/4) ownership to Richard Wilson, as tenants in common. As a result, the real property at the death of Willie Wayne Wilson was owned 33% by Juanita Hughes, 33% by Vernon A. Wilson, and 33% by Richard Wilson, as Tenants in Common.

Affiant would state that this affidavit will confirm the vesting of Willie Wayne Wilson's one-fourth (1/4) interest and title to the real property located at 313 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072, after the death of **WILLIE WAYNE**

WILSON in his sole residuary heirs-at-law, **JUANITA HUGHES, 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
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.

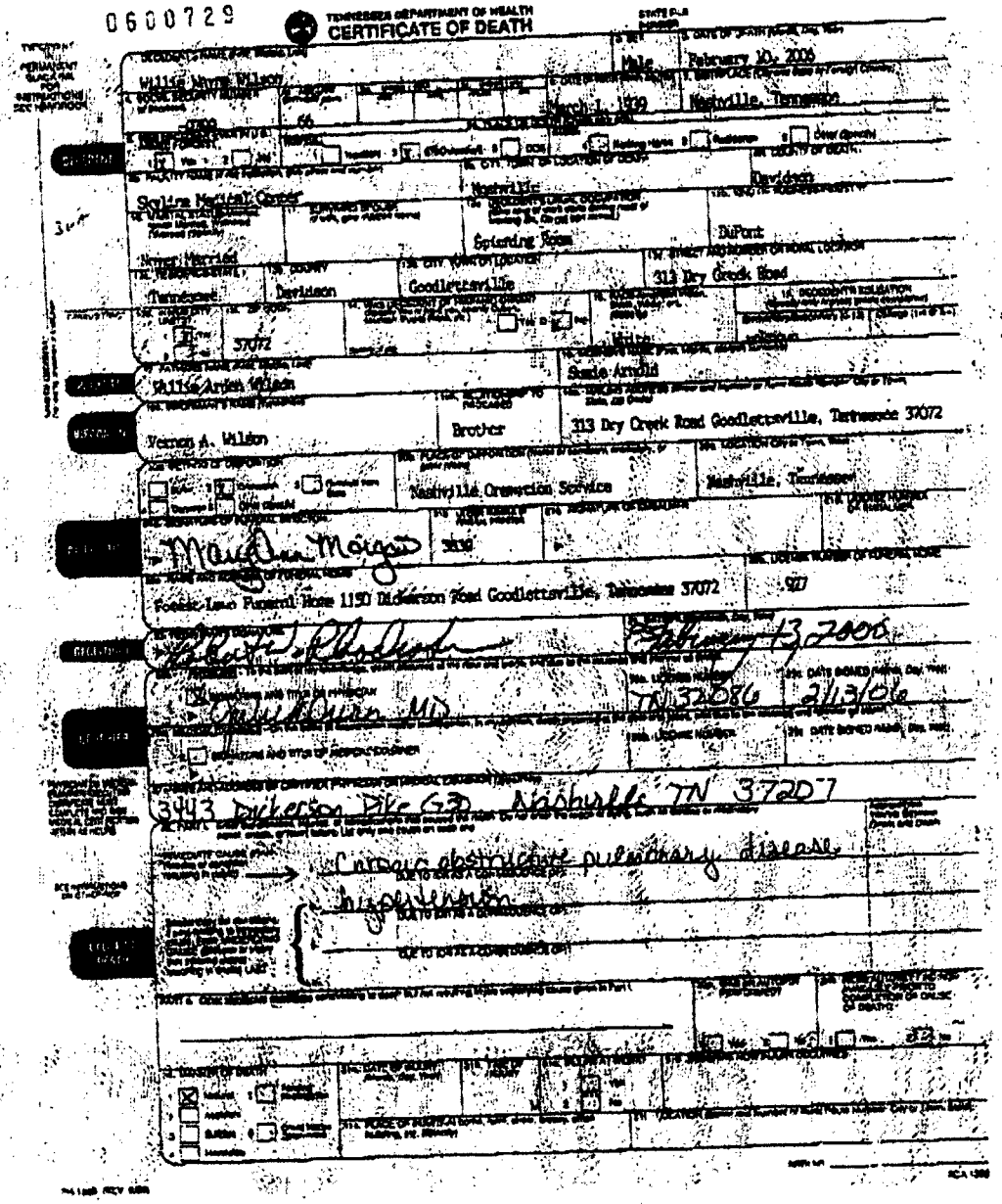
WITNESS my ~~hand~~ this 12th day of August, 2021.

Carla Folz
NOTARY PUBLIC

11-20-2023
My Commission Expires

CARLA FOLZ NOTARY PUBLIC STATE OF WISCONSIN

METROPOLITAN GOVERNMENT OF
NASHVILLE & DAVIDSON COUNTY
Office of Vital Records



0600729

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

Willie Arvin Wilson
Male
February 10, 2006
March 1, 1939
Nashville, Tennessee
66
Skyline Medical Center
Nashville
Davidson
Extending Home
DuPont
Tennessee
Davidson
Goodlettsville
313 Dry Creek Road
37072
Willie Arvin Wilson
Susie Arnold
Vernon A. Wilson
Brother
313 Dry Creek Road Goodlettsville, Tennessee 37072
Nashville Cremation Service
Nashville, Tennessee
Marilyn Meigs
3830
Forest Lawn Funeral Home 1150 Dickerson Road Goodlettsville, Tennessee 37072
927
February 13, 2006
TN 32686 2/13/06
D. Wilson MD
3443 Dickerson Pike GD Nashville TN 37207
Cardiac obstructive pulmonary disease
Hypertension
No
Yes

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

Date Issued FEB 13 2006

CERTIFICATION OF VITAL RECORD