Karen Johnson Davidson County
Batch# 712939 AFFIDAVITH
09/10/2021 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210910-0121625

This Instrument Prepared By:
Foundation Title & Escrow Series, LLC
Commercial Services Division
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned does hereby state and affirm as follows:

1. That Ruth Turner aka Ruth Mae Turner Williams owned that certain real property more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 318 on the Plan of Shepardwood Subdivision, Part 3, as shown on Plat of record in Book 4660, Page 186, and Corrected on Plat of record in Book 5210, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Turner and Lillian Randolph by Warranty Deed from Roger J. Gonzalez and wife Mary F. Gonzalez by deed dated February 29, 1988, filed of record on May 4, 1988, of record in Book 7484, Page 119, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruth Williams by QuitClaim Deed from Ruth Turner, by deed dated March 4, 1999, filed of record on March 10, 1999, of record in Book 11377, Page 702, Register's Office for Davidson County, Tennessee.

Property Address: 2042 Oakwood Avenue, Nashville, TN 37207

Parcel No.: 071 08 0 385.00

2. That Ruth Turner a/k/a Ruth Mae Turner Williams died a resident of Davidson County, Tennessee on August 6, 2019;

3. That Lillian Randolph died intestate on August 1, 1992 leaving her daughter, Ruth Turner aka Ruth Williams, as her sole heir at law;

4. That Ernestine T. Moore, Executrix, and Annie Ruth Westmoreland, Executrix, have been authorized to sell said real property by Order of the Probate Court for Davidson County, Tennessee;

5. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the estate of Ruth Turner a/k/a Ruth Mae Turner Williams;

6. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

7. That the undersigned makes this statement for the express purposes of inducing either Stewart Title Guaranty Company to insure title to said real property to be free from adverse claims or liens, and of enabling the Estate of Ruth Turner a/k/a Ruth Mae Turner Williams to receive the consideration for the sale of said real property;

8. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of Stewart Title Guaranty Company; and

9. That in consideration of the issuance of title insurance by Stewart Title Guaranty Company, the undersigned agree to indemnify and hold harmless Stewart Title Guaranty Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned Estate of Ruth Turner a/k/a Ruth Mae Turner Williams.

[SIGNATURES ON FOLLOWING PAGE(S)]

Dated this 3rd day of September, 2021.

Ernestine T. Moore, Individually and as Executrix
of the Estate of Ruth Turner
a/k/a Ruth Mae Turner Williams

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary Public
Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Ernestine T. Moore, Individually and as Executrix of the Estate of Ruth Turner a/k/a Ruth Mae Turner Williams to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of September, 2021.

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Dated this 31 day of August 2021.

Annie Ruth Westmoreland, Individually and as Executrix
of the Estate of Ruth Turner
a/k/a Ruth Mae Turner Williams

Sworn to and subscribed before me this 31 day of August 2021.

SEAL

Notary Public
Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Annie Ruth Westmoreland, Individually and as Executrix of the Estate of Ruth Turner a/k/a Ruth Mae Turner Williams to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31 day of August, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Tonya Loftin, do 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 **September 3, 2021**.

Date

Tonya Loftin
Affiant Signature

September 8, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)