Karen Johnson Davidson County
Batch# 712998 AFFIDAVITH
09/10/2021 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210910-0121715

This instrument was prepared by:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

GRANTEE(S): Kathy E. Bullion, Christina Anne Johnson, and Denicia Gay Roberts

SEND TAX NOTICES TO: Kathy E. Bullion
110 Orchard Drive
Old Hickory, TN 37138

MAP/PARCEL NUMBER: 044 11 0 017.00

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to T. C. A. § 30-2-712
For the Purpose of Documenting
Title to Property Owned by
Donald R. Bullion

I, Martha Sanford, hereinafter referred to as Affiant, being first duly sworn and under penalties of perjury, avers as follows:

1. Affiant is over the age of eighteen (18) and does not suffer from any type of disability.

2. Affiant presently resides at 7474 Whites Creek Pike, Joelton, TN 37080.

3. Affiant is familiar with the estate and heirs of Donald R. Bullion, deceased, hereinafter referred to as Decedent, and has had personal knowledge of the family of the Decedent in her capacity as a friend of Donald R. Bullion's sister for over fifty (50) years.

4. Affiant knows that Decedent owned an interest in the real property located at **110 Orchard Drive, Old Hickory, TN 37138**, in Davidson County, Tennessee, more fully described as:

   Being Lot No. 152 of Section "A" on the Plan of E. I. DuPont de Nemours and Company's subdivision, as of record in Book 1424, Page 68, Register's Office for said County.

Said Lot No. 152 fronts 80 feet on the southwesterly margin of Orchard Drive and extends back 257 feet on the northwesterly line and 279.5 feet on the southeasterly line to a dead line, measuring 93.8 feet thereon.

Being the same property conveyed to Donald R. Bullion and wife, Marjorie C. Bullion, by deed for Doyle H. Overstreet and wife, of record in Book 5018, page 247, Register's Office for Davidson County.

Being the same property conveyed to Donald R. Bullion by warranty deed from Marjorie C. Bullion of record in Book 5146 Page 553, Register's Office for Davidson County.

5. Affiant knows that Decedent died intestate as a resident of Davidson County, Tennessee on June 3, 2019, vesting the real property located at 110 Orchard Drive, Old Hickory, TN 37138 in his heirs at law.

6. Affiant knows that Decedent was married at the time of his death to Kathy E. Bullion.

7. Affiant knows that Decedent and Kathy E. Bullion were married for over thirty-five (35) years.

8. Affiant knows that Decedent had two (2) children from a prior marriage, Christina Anne Johnson, and Denicia Gay Roberts, and that they are the only children of Decedent, natural born or adopted, living or deceased.

9. Affiant knows that Kathy E. Bullion, Christina Anne Johnson, and Denicia Gay Roberts are the only heirs at law of Decedent, that all of Decedent's heirs are over the age of majority, and that none of them suffer from any type of disability.

10. Affiant knows that the real property located at 110 Orchard Drive, Old Hickory, TN 37138 is now vested in Kathy E. Bullion, Christina Anne Johnson, and Denicia Gay Roberts, the only heirs at law of Decedent, in equal shares as tenants in common.

11. Affiant is aware this affidavit is made for the purpose of establishing the heirs of Decedent and that it will be relied on by all future parties to certify proper transfer and title to this and any other real estate owned by Decedent.

FURTHER AFFIANT SAITH NOT.

Witness my hand this 7 day of September, 2021.

Martha Sanford
Martha Sanford, Affiant

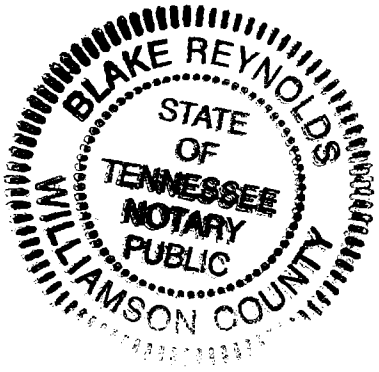
State of TENNESSEE)
County of WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, Martha Sanford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this the 7 day of September, 2021.

My Commission expires: 7-11-22

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 7, 2021

Kimberly D Hicks
Affiant
Date: 9/8/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of September 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON