Karen Johnson Davidson County
Batch# 722002 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
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Prepared by and Return to:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615-650-5100

AFFIDAVIT AS TO HEIRS
of
DOROTHY M. BRANNOM
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of Sept, 2021, before me personally appeared James O. Davis, Sr. to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 236 Spy Glass Way, Hendersonville TN 37075 and is familiar with the family history of Dorothy M. Brannom, deceased.

That Affiant knew Dorothy M. Brannom for [time] (since) 1978 and is familiar with Decedent's family history; (a statement as to the nature of the relationship may be inserted here – neighbor, minister, 3rd cousin, co-worker, etc.

And that said decedent died on the 27th day of February, 2020, and that the place of residence and homestead, at the time of death, was as follows:

1409 Brannom Dr., Madison TN 37115

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

NAME	ADDRESS
Michael E Brannom	513 Menees Ln, Madison TN 37115
Susan B. Christian	1409 Brannom Dr., Madison TN 37115
L.D. Brannom, Jr.	4115 Avalon Pl., Murfreesboro, TN 37128

1. a. Surviving Spouse: None. Spouse, Leonard D. Brannom, predeceased Dorothy M. Brannom on August 29, 1999. Listed as spouse on the will probated in Docket number 00P-528 and of record in Will Book 234 Page 374 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

b. Children

J.S.D. Michael E. Brannom, 513 Mennes Lane, Madison, TN 37115
Susan B. Christian, 1409 Brannom Dr., Madison, TN 37115
L.D. Brannom, Jr., 4115 Avalon Pl., Murfreesboro, TN 37128

c. Children of deceased children

None

d. Adopted children

None

e. Children of deceased adopted children.

None

said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors: [names or None]:

And said deceased X left a will / _ did not leave a will. A copy of the will is attached hereto as Exhibit A.

And that the debts against said estate _ have been paid / _ have not been paid.

2. Affiant knew that at the date of death said Decedent owned the following described real estate in Davidson County, Tennessee:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Stephen A. Draper, dated September 1, 1954, as follows:

Beginning at a point in the Easterly margin of Dickerson Road, as widened, 127 4/10 feet North of the intersection of the Easterly margin of Dickerson Road and the Northerly margin of Trinity Lane, as widened; thence in a Northerly direction along the Easterly margin of Dickerson Road North 18° 30' East 230 feet to an iron pin;

thence in an Easterly direction South 79° 51' East 194 6/10 feet to an iron pin; thence continuing in an Easterly direction South 85° 10' East 135 feet to an iron pin; thence in a Southerly direction South 19° 12' West 47.5 feet to a point; thence in an Easterly direction 80 feet, more or less, to an iron pin; thence in a Southerly direction South 15° 12' West 100 feet to an iron pin; thence continuing in a Southerly direction five feet to an iron pin; thence in a Westerly direction 85° 10' West 215 feet to an iron pin; thence in a Southerly direction 67.43 feet to a point; thence in a Westerly direction North 85° 10' West 192.8 feet to the Point of Beginning.

Included in the above but excluded therefrom is that part of the property conveyed to Shell Oil Company, by deed of record in Book 3311, Page 635, Register's Office, as follows:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by W. C. Love, Surveyor, dated September 9, 1961, as follows:

Beginning at a point in the Easterly right of way line of the Dickerson Road at the Northwest corner of the H. M. Parrish Property; thence with the Parrish's North line, North 88° 51' East 188.13 feet to a point; thence North 12° 43' East 75 feet to a point; thence South 88° 53' West 188.64 feet to a nail and bottle cap in the East margin of Dickerson Road; thence with the margin of said Road, Southerly 75 feet to the Point of Beginning.

Excluded from the above described property and from this conveyance is that certain real property conveyed to The Metropolitan Government of Nashville & Davidson County, by Warranty Deed of record in Instrument No. 20060418-0044143, in the Register's Office of Davidson County, Tennessee, dated July 21, 2005, and recorded on April 18, 2006.

Being part of the same property conveyed to L. D. Brannom, Sr., L. D. Brannom, Jr. and Michael E. Brannom, as tenants in common, each with a one-third undivided interest, by Warranty Deed from W. A. Evitts and wife, Marjorie L. Evitts, of record in Book 4806, Page 226, in the Register's Office of Davidson County, Tennessee, dated April 15, 1974, and recorded on April 16, 1974.

L. D. Brannom, Sr. died on August 29, 1999, leaving a Last Will and Testament of record in Will Book 234, Page 374, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, wherein he devised his interest in the above described real property to his wife, Dorothy M. Brannom. Dorothy M. Brannom died on February 27, 2020.

Further Affiant Saith Not.

James C. Davis, Sr.

Affiant's Signature

State of Tennessee
County of

On this 10th day of Sept, 20 21, before me personally appeared James C. Davis, Sr. to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Gina Dunning

Notary Public

My Commission Expires: 8/21/23

GINA DUNNING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TCA 30-2-712 (f)
Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/21/2021 (date ~~of document~~).

Affiant Signature

09/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY SEAL