Prepared by:
Michael S. Goode.
Lewis Thomason P.C.
424 Church Street, Suite 2500
Nashville TN 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 723818 AFFIDAVITH
09/24/2021 03:44:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128892

AFFIDAVIT OF HEIRSHIP

(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG 2 6 2021

On this, the ___day of _____, 2021, before me personally appeared **John C. Wheeler** ("Affiant"), who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident of Heidelberg, Germany, residing at Wolfsbrunnensteige 22, 69118 Heidelberg, Germany.

That Affiant was personally acquainted with **Barbara Deck** ("Decedent") during Decedent's lifetime and was familiar with Decedent's family history:

That Decedent was also known as **Barbara A. Deck.** Decedent was formerly known as **Barbara A. Brown.**

That Affiant was the son of Decedent having known her fifty-one (51) years.

That Decedent died on or about December 3, 2020, and that Decedent's homestead at the time of death, was as follows: 802 Boscobel Street, Davidson County, Nashville, TN 37206.

That Decedent died while a resident of Davidson County, Nashville, TN 37206.

That Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse	None	

Surviving Children: John Christopher Wheeler

Deceased Children: None
Adopted Children: None
Children of Deceased or Adopted Children: None

The Affiant further states that Decedent left no other children, deceased children, or adopted children, or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years or age, except: **NONE**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR A MORE PARTICULAR LEGAL DESCRIPTION OF SAID PROPERTY.

Property Address: 802 Boscobel Street, Nashville, TN 37206; Tax Parcel Number: 82-16-335

Affiant further understands that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f)). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

There has been no formal administration of Decedent's estate.

Further the Affiant sayeth not.

John C. Wheeler, Affiant

FEDERAL REPUBLIC OF GERMANY
LAND HESSEN
CITY OF FRANKFURT AM MAIN } SS
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

Subscribed and sworn to before me on this, the AUG 26 2021 day of _____, 2021.

Notary Public

My Commission Expires: My commission is indefinite

Jason B. Coleman
Notarizing Officer
for United States of America

Doc ID 10504676

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 124 on the Plan of J.S. Williams' Addition to Edgefield, of record in Book 21, page 45, Register's Office for said county, described according to a survey prepared by John Kohl, Surveyor, dated September 9, 1977, as follows:

BEGINNING at a point in the southeast margin of Boscobel Street, said point being located 11.25 feet in a northeasterly direction from the common front corners of Lots 123 and 124; thence in a northeasterly direction and with the said margin of said Street, 38.75 feet to a point, the common front corners of Lots 124 and 125; thence in a line between said lots and in a southeasterly direction 175 feet to a point in the northwesterly margin of a 20 foot alley and also being the southwesterly rear corner of Lot No. 125; thence with the northwesterly margin of said alley and in a southwesterly direction 50 feet to a point, the common rear corner of Lots 123 and 124; thence partially with the line between Lots 123 and 124, as shown on said survey the following distances: In a northwesterly direction 81.25 feet to a point; thence in a generally northerly direction of 47.8 feet to a point; thence in a northwesterly direction 47.25 feet to a point located 11.25 feet in a northeasterly direction from the common front corners of Lots 123 and 124, the point of beginning.

BEING the same property conveyed to Barbara A. Brown by deed from David Evan Scott of record in Book 10060, page 342, Register's Office of Davidson County, Tennessee. By deed recorded as Instrument No. 200006130058862, said Register's Office of Davidson County, Tennessee Barbara A. Brown conveyed a one-fifth undivided interest to John Christopher Wheeler. The said Barbara A. Brown is now divorced and is now known as Barbara A. Deck.