Karen Johnson Davidson County
Batch# 731328 AFFIDAVITH
10/07/2021 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211007-0134778

THIS INSTRUMENT PREPARED BY:
Scout Title, LLC
110 30th Ave. S,
Nashville, TN 3712

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of July, 2021, before me personally appeared **Judy Baggett**, **"Affiant"**, who having been sworn, deposes and says:

1. Affiant is at least eighteen (18) years of age and is a resident citizen of Williamson County, Tennessee, residing at 5221 Russell Road, Franklin, TN 37064.

2. Affiant was personally acquainted with Robert Dale Bennett, **"Decedent",** for 35 years prior to death of Decedent and is familiar with Decedent's family history.

3. Affiant's relationship to *Robert Dale Bennett* is that of a family member. Affiant is *Robert Dale Bennett's* niece.

4. That Decedent died on December 21, 1988, a resident citizen of *Davidson* County, Tennessee.

5. Decedent was preceded in death by his parents, Edgar Bennett and Fannie E. Barger Bennett and half siblings, John Bob Bennett, Julia Doughty Bennett Armistead, and Adron Allen Bennett.

6. By reason of affiant's relationship to decedent and from affiant's long and intimate acquaintance with decedent and the family of decedent, affiant is fully competent to make proof of death and heirship in this matter and states that the following-named persons are the only heirs at law of decedent:

    a) Surviving Spouse:
        i. None
    b) Surviving Children:
        i. None
    c) Adopted children of decedent:
        i. None
    d) Surviving children of decedent who are now deceased:
        i. None
    e) Surviving heirs of decedent:
        i. Frederick Barger Bennett, nephew of Decedent, Robert Dale Bennett.

7. At the time of death, Decedent owned the following real property located in Nashville, Davidson County, Tennessee, commonly known as: 4110 Wyoming Ave., Nashville, TN 37209.

See attached Exhibit "A"

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully 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"

Mrs Judy Baggett
Judy Baggett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Judy Baggett,** the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee, this the 28th day of July, 2021.

My commission expires: 12·15·2021

Tammi L Gentry
Notary Public

TAMMI L. GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 15, 2021

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Charlotte Avenue Church of Christ, Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the Northerly side of Wyoming Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert D. Bennett by Warranty Deed from Evelyn L. Waggoner, of record in Book 4549, page 785, Register's Office for Davidson County, Tennessee, dated October 27, 1971 and recorded on November 01, 1971. The said Robert D. Bennett died on December 21, 1988.

Per the Affidavit of Heirship recorded on 202110070134778 _____, 2021, Frederick Bennett was the surviving heir at law to Robert D. Bennett.

Frederick D. Bennett on February 2, 2021. Per the Last Will and Testament, Teresa Tyson Bennett is appointed as Executor.

Being also known as 4110 Wyoming Avenue, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 30, 2021 (date of document).

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30th day of September, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023