Karen Johnson Davidson County
Batch# 757203 AFFIDAVITH
11/17/2021 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211117-0153255

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO B-21-7453

Map and Parcel: 072-08-0-153.00

AFFIDAVIT AS TO HEIRS
of
BRIAN G. GARRETT
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Houston

On the 21st day of October, 2021, before me personally appeared **Keilan Hayes**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Brian G. Garrett**, "the Decedent."

And That the Affiant knew the Decedent for over 15 years and is familiar with Decedent's family history as they have been friends of the family during this time period.

And that said Decedent died on or about **3/6/2019, married.**

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Brian G. Garrett**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Deborah Kay Sullivan	**Spouse**
David Garrett	**Son**
Richard Garrett	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Deborah Kay Sullivan, David Garrett and Richard Garrett,** as all the heirs of **Brian G. Garrett.**

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

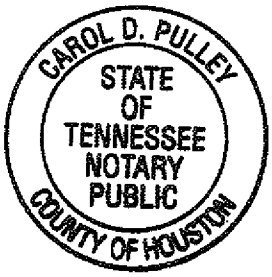
State of Tennessee
County of Houston

I, **Keilan Hayes**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Keilan Hayes

Sworn to and subscribed before me on this 21 day of October, 2021.

Carol D. Pulley
Notary Public
My Commission Expires: 11-20-24



(Notary Seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, by Warranty Deed from Cumberland Construction Company, Inc., of record in Book 1730, Page 331, Register's Office for Davidson County, Tennessee, dated July 01, 1949.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, and Holly B. Russell by Quitclaim Deed from Hollis M. Russell and wife, Leola B. Russell, of record in Book 9502, Page 396, Register's Office for Davidson County, Tennessee, dated October 21, 1994 and recorded on October 26, 1994. (Value or consideration shown in aforementioned deed $0.00.) Said Leola B. Russell died on or about December 14, 1994, vesting Hollis M. Russell as surviving tenant by the entirety. Said Hollis M. Russell died on or about January 11, 1995. Reference is made to the Affidavit of Heirship of record in Instrument No. 20050509-0052214, said Register's Office, which sets out Holly B. Russell as the only heir of Hollis M. Russell. The said Holly B. Russell became deceased on August 25, 2004 leaving Last Will and Testament filed for Probate in Docket No. 04P-1540, Chancery Court of Davidson County, Tennessee. Deloris C. Stephenson was appointed as Executrix of the Estate of Holly B. Russell with the power to convey and sell real property.

Being the same property conveyed to Brian G. Garrett, a single person, by Installment Deed from Deloris C. Stephenson, Executrix of the Estate of Holly B. Russell of record in Instrument No. 20050509-0052215 Register's Office for Davidson County, Tennessee, dated May 05, 2005 and recorded on May 09, 2005. (Value of consideration shown in aforementioned deed $88,500.00.) The said Brian G. Garrett died married and intestate on March 6, 2019 with an intestate probate filed under Case No. 19P1473 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being also known as 2245 Stratford Avenue, Nashville, TN 37216.

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10-21-21.

Affiant Signature

11-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON