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

Karen Johnson Davidson County
Batch# 760483 AFFIDAVITH
11/24/2021 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211124-0156049

GRANTEE(S): Candi Chase and James Bennett, Jr.

SEND TAX NOTICES TO: Candi Chase
1735 Tradewinds Tr.
Murfreesboro, TN 37128

MAP/PARCEL NUMBER: 119 12 0 143.00

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
James W. Bennett

I, Brandi Coltharp, 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 6021 Trout Lane, Spring Hill, TN 37174.

3. Affiant is familiar with the estate and heirs of James W. Bennett, deceased, hereinafter referred to as Decedent, and has had personal knowledge of the family of the Decedent in her capacity as a friend of the Decedent and his family for over thirty (30) years.

4. Affiant knows that Decedent owned an interest in the real property located at **2916 Glencliff Road, Davidson County, Tennessee**, more fully described as:

   The following described real estate situated in the County of Davidson, State of Tennessee:

   Being Lot No. 2, on the Plan of Battlewood Addition, Section 1, as of record in Plat Book 5190 and Page 207, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bennett by Deed from Linda L. Larsen, dated 12/16/1993 and recorded 12/17/1993, of record in Book 9190, Page 327, Register's Office for Davidson County, Tennessee.

5. Affiant knows that Decedent died intestate as a resident of Davidson County, Tennessee on September 13, 2021, vesting the real property located at 2916 Glencliff Road, Davidson County, Tennessee in his heirs at law.

6. Affiant knows that Decedent was divorced at the time of his death.

7. Affiant knows that Decedent had two (2) children, Candi Chase and James Bennett, Jr., and that they are the only children of Decedent, natural born or adopted, living or deceased.

8. Affiant knows that Candi Chase and James Bennett, Jr. 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.

9. Affiant knows that the real property located at 2916 Glencliff Road, Davidson County, Tennessee, is now vested in Candi Chase and James Bennett, Jr., the only heirs at law of Decedent, in equal shares as tenants in common.

10. 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.

[The remainder of this page has been left blank intentionally.]

Witness my hand this 17 day of November, 2021.

Brandi Coltharp

Brandi Coltharp, Affiant

State of TENNESSEE)
County of ~~RUTHERFORD~~) Maury

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, Brandi Coltharp, 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 17 day of November, 2021.

Jessica Richardson

Notary Public

My Commission expires:

10/24/2023

JESSICA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

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 11/17/21.

Kimberly D Hicks
Affiant
Date: 11/24/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of November, 2021.

Notary Public

My Commission Expires: 3/25/23

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