Karen Johnson Davidson County
Batch# 784631 AFFIDAVITH
01/05/2022 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220105-0001615

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Nat Hinson, of DAVIDSON County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. To my knowledge, the property described on the attached hereto as Exhibit "A" (the "Property") was acquired by David R. Henkle and wife, Judy S. Henkle (the "Decedent") by that certain Warranty Deed recorded in Book 7728, Page 41, in the Register's Office for Davidson County, Tennessee. Judy S. Henkle predeceased David R. Henkle leaving him surviving tenant by the entirety.

2. That the Decedent David R. Henkle died intestate in Davidson County on August 7, 2018.

3. That the Decedent was never remarried.

4. To the best of my knowledge. the Decedent did not have any unpaid debts.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent.

7. Affiant further states that Decedent was survived by the following heirs-at law:

Name:	Date of Birth:	Relationship:
Larry Henkle	11/29/1943	Brother
Judy Clifford	03/25/1940	Sister

8. Affiant is aware of these facts because she is a disinterested personal friend of the Decedent and knew the Decedent for over 10 years.

9. The Decedent had no children which predeceased him or adopted children, or descendants of deceased children or adopted children.

10. Thus, by operation of law, Larry Henkle and Judy Clifford, as the heirs-at-law of David R. Henkle, have acquired all right, title and interest in and to the Property.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by David R. Henkle, in Davidson County, Tennessee.

Tennessee Code Annotated § 30-2-712(f) provides that "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 crime."

Further Affiant saith not.

Signed this the 27th day of December, 2021.

Affiant

Notary Acknowledgement

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for said County and State, Neil Stinson the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 27th day of December, 2021.

Olivia Neal
Notary Public
My Commission Expires: 7-9-2024

OLIVIA NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Hargis Heights of record in Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 75 feet on the northerly side of Stinson Road, and runs back between lines 249.3 feet on the west line and 242.2 feet on the east line to the south line of Lot 56 and measures 75 feet thereon.

Being the same property conveyed to Judith Clifford, a married woman, by Quitclaim deed from Larry Henkel, a married man, and Joanne E. Henkel, a married woman, of record in Instrument No. 20200817-0092151, Register's Office for Davidson County, Tennessee, dated August 3, 2020 and recorded on August 17, 2020. Also see Estate of David Ray Henkel, Docket #18P1655 and Warranty Deed in Book 7728, Page 41.

Certificate of Authenticity

I, Allison Taylor, 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 December 17, 2021.

Date

Affiant Signature

12/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON