Karen Johnson Davidson County
Batch# 784814 AFFIDAVITH
01/05/2022 10:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220105-0001850

THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December 2021, before me personally appeared **Terry Coats**, **"Affiant"**, who having been sworn, deposes and says:

1. Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, Tennessee, residing at 226 Swift Drive, Goodlettsville, TN 37072.

2. Affiant was personally acquainted with Dorothy S. Harper **"Decedent",** for 40 years prior to death of Decedent and is familiar with Decedent's family history.

3. Affiant's relationship to *Dorothy S. Harper* is that of a friend and member of the same church.

4. That Decedent died on September 30, 2020, a resident citizen of *Davidson* County, Tennessee.

5. Decedent was preceded in death by her husband, William Aaron Harper, her parents, Frank Speight and Maurine Speight, and her sister, Jane Vetter,

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 attest to the death and family history in this matter and states that the following-named persons are the only relevant survivors of decedent:

    a) Surviving Spouse:
        i. *None*
    b) Surviving Children:
        i. *Gina Altvater, Kathy Watkins, William Ronald Harper*
    c) Adopted children of decedent:
        i. *None*
    d) Surviving children of decedent who are now deceased:
        i. *None*
    e) Surviving heirs of decedent:
        i. *None*

7. At the time of death, Decedent owned the following real property located in Nashville, Davidson County, Tennessee, commonly known as: 1009 Tuckahoe Drive, Madison, Tennessee 37115.

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"

Terry Coats

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Terry Coats,** 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 Nashville, Tennessee, this the 14th day of December, 2021.

My commission expires: 11/8/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Property Description

Closing Date: **December 21, 2021**

Borrower(s):

Property Address: **1009 Tuckahoe Drive, Madison, TN 37115**

PROPERTY DESCRIPTION:

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of Wm. Collier Parrish, Associates Civil Engineers, dated October 7, 1964, as follows:

Beginning at a point in the Southeasterly comer of Lot No. 156 of Kemper Heights Subdivision, Section Two, a plan of which is of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee; thence North 88 degrees 40 minutes West 415.5 feet; thence North 1 degrees 24 minutes East 553 feet to a point in the Southerly margin of proposed Tuckahoe Drive; thence along said margin North 67 degrees 3 minutes East 136.75 feet to a point in the Northwesterly margin of Lot No. 152 in said subdivision; thence along the rear line of said lot South 22 degrees 54 minutes East 192.9 feet to a point in the Northerly line of Lot No. 153 in said Subdivision; thence along said Northerly line South 45 degrees 15 minutes West 99.1 feet; thence along the rear lines of Lots Nos. 153 through 156 of said subdivision South 36 degrees 29 minutes East 456.1 feet, to the point of beginning.

Being the same property conveyed to William A. Harper and wife, Dorothy S. Harper and Stanley H. Morris and wife Sue H. Morris by Warranty Deed from J. R. Coarsey, Trustee, of record in Book 4744, page 244, Register's Office for Davidson County, Tennessee, dated September 05, 1973 and recorded on September 07, 1973. (Value or consideration shown in aforementioned deed $4,500.00.)

Being the same property conveyed to William A. Harper and wife, Dorothy S. Harper, Trustees U/A/D December 19, 1994 and any amendments thereto by Quitclaim Deed from William H. Harper and wife, Dorothy S. Harper, Individually of record in Book 9549, page 732, Register's Office for Davidson County, Tennessee, dated December 19, 1994 and recorded on December 19, 1994. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Dorothy S. Harper, Trustee, and any successor trustees thereto, of the William A. Harper Trust, effective May 08, 2010 by Quitclaim Deed from Dorothy S. Harper, Trustee U/A/D December 19, 1994, and any Amendments thereto of record in Instrument No. 20110127-0007479, Register's Office for Davidson County, Tennessee, dated November 04, 2010 and recorded on January 27, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Stanley Hulon Morris, Jr. Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris by Quitclaim Deed from Stanley H. Morris by and through my Attorney-in-fact, Stanley Hulon Morris, Jr. and Sue H. Morris, Spouse of Stanley H. Morris of record in Instrument No. 20170615-0060113, Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 15, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Dorothy S. Harper, Trustee, of the Dorothy S. Harper Trust U/A/D December 19, 1994 by Quitclaim Deed from Dorothy S. Harper, Trustee of the William A. Harper Trust, effective May 08, 2010, of record in Instrument No. 20181002-0097513, Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on October 02, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, 1/2 interest as tenants in common with each grantee receiving a 1/6 undivided interest as a tenant in common by Co-Successor Trustee's Quitclaim Deed from William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, as Co-Successor Trustees of the Dorothy S. Harper Trust U/A/D December 19, 1994, of record in Instrument No. 20201113-0133993, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 13, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1009 Tuckahoe Drive, Nashville, TN 37207.

For record title, see deed recorded immediately prior hereto at Instrument No. _____ or Book _____ Page _____, Register's Office for

Davidson County, State of Tennessee.

Certificate of Authenticity

I, Sarah Lile, 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 12.14.21.

Date

Affiant Signature

12-14-21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

My Commission Expires: 11-8-27

Date

Notary's Seal (if on paper)

