This Instrument Prepared By:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland St.
Nashville, TN 37206
615-259-1214

New Owners/Send Tax Bills to:

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_____

Karen Johnson Davidson County
Batch# 791354 AFFIDAVITH
01/14/2022 04:18:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0006332

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, SUSAN PERRY being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

1. I, SUSAN PERRY am an adult over the age of majority; a resident of Davidson County, residing at 4285 Bernard Rd.

2. I am a friend and former neighbor of Myrtle Lorene Vanderford who died on July 6, 2021. She was married to Doyle Gene Vanderford. Doyle Gene Vanderford predeceased her on November 13, 1997. There were no children born to Myrtle Lorene Martin (Vanderford) and Doyle Gene Vanderford.

3. Myrtle Lorene Martin (Vanderford) was born April 15, 1937. Her parents were Willie Martin and Venie Dickerson a/k/a Venie Lucinda Hale.

4. The Decedents parents predeceased her and the Decedent's father, Willie Martin had no known other children during his lifetime. The Decedent Myrtle Lorene Martin (Vanderford) had no known children. The Decedent's mother, Venie Dickerson died on September 25, 1971. Prior to Venie Dickerson's death, she married Ross Hale and they had the following five children which would be the surviving heirs of the Decedent, Myrtle Lorene Martin Vanderford) and are as follows:

(a) Clara Willene Hale (Coleman)
(b) Edna Lee Hale (Broadbent)
(c) Ross Hale, Jr. (deceased) only had one child
(d) Nellie Mai Hale (Shaw)

i. Tammy Hale (Bowden)

(e) Dora Ann Myatt (who predeceased the Decedent on February 4, 2017). Dora Ann Myatt had four children as follows:

i. Janice Marie Brady (Cook)
ii. Darlene Brady (Duke)

iii. Patricia Ann Brady (Raymond) (See **Exhibit N**)
iv. Kenneth Lee Brady (who predeceased the Decedent on Decedent on December 17, 2019. (See **Exhibit O**) Kenneth Lee Brady had no known children.

5. Based on the foregoing and the attached Exhibits, the Affiant states that there are approximately five (5) heirs to the real property in question owned by Myrtle Lorene Martin (Vanderford):

(a) Clara Willene Hale (Coleman)
(b) Edna Lee Hale (Broadbent)
(c) Nellie Mai Hale (Shaw)
(d) Decedent Dora Ann Hale (Myatt)'s share would go to her three Remaining children:

i. Janice Marie Brady (Cook)
ii. Darlene Brady (Duke)
iii. Patricia Ann Brady (Raymond)

(e) Decedent Ross Hale Jr.'s share would go to his only known daughter:

i. Tammy Hale Bowden

6. Myrtle Lorene Vanderford and Doyle Gene Vanderford owned the property located at 4287 Bernard Rd., Joelton, Davidson County, Tennessee. The parties owned this property as tenancy by the entirety and after Doyle Gene Vanderford's death, the property vested in Myrtle Lorene Vanderford, solely.

7. The real property located at 4287 Bernard Rd., Joelton, Davidson County, Tennessee owned by Myrtle Lorene Vanderford at the time of her death is described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee as follows:

BEGINNING at an iron pin in the center of Bernard Road, said pin being located 187-1/2 feet west of Ben Bernard property line with John J.Newman property line; thence proceeding with the center of said road N. 81 deg. 45' W 231-1/2 feet to a stake, thence S. 7 deg. 30' W. 184 feet to a stake; thence S. 4 deg. 30' E 1270 feet to the center of a creek; thence with said creek S. 70 deg. 15' E. 55 feet; thence N 87 deg. 45' E. 123 to a fence, thence with said fence, N. 8 deg. 15' E. 725 feet to a stake; thence N. 81 deg. 45' 187.5 feet to a point; thence N. 8 deg. 15' E. 700 feet to the point of the beginning, containing 7 acres, more or less.

BEING the same property conveyed to Doyle Gene Vanderford and Myrtle Lorene Vanderford by Doyle Gene Vanderford, by a Tenants by the Entirety Deed recorded in Instrument 0000996-0000778, Register's Office for Davidson County, Tennessee.

ALBEIT this is the only recorded Deed, the Vanderford's sold approximately five (5) acres of their land, leaving 2.10 acres at 4287 Bernard Road.

This is improved property known as 4287 Bernard Rd., Joelton, TN 37080.

6. The Affiant understands that this Affidavit has been executed, as an Affidavit of Heirship, pursuant to the provisions of Tenn. Code Ann. § 30-2-712, in order to establish the rights of the aforesaid heirs at law, pertaining to the property of the said Doyle Gene Vanderford and Myrtle Lorene Vanderford, both deceased.

WITNESS my hand this 14TH day of January 2022.

Susan Perry
SUSAN PERRY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham PK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN PERRY with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within Affidavit of Heirship for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January 2022.

Patricia L. Kennedy
NOTARY PUBLIC
My Commission Expires: 4-25-2024

SEAL

