Karen Johnson Davidson County
Batch# 799412 AFFIDAVITH
02/02/2022 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012476

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Mary E. Childs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of January, **2022**, before me personally appeared James Norner, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson **County**, residing at 2207 - 11th Ave. N, Nashville, TN 37208.

That Affiant was personally acquainted with **Mary E. Childs**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Mary Elizabeth Childs.**

That Affiant was an/a Nephew of the Decedent.

That Decedent died on or about **May 10, 2015** and that the decedent's place of residence and homestead at the time of death, was as follows: **580 Phipps Drive, Nashville, TN 37218**

That Decedent was survived by the following person(s):

	Name	
Surviving Spouse:	**None**	
	Name	
Surviving Children:	**Barbara Hughes**	**Frances Benton**
	Claudia Crockett	
	Name	
Deceased Children:	**Lula Yvonne Baxter**	**Donald Childs, Sr.**
	Malcolm Childs, Jr.	
	Name	
Adopted Children:	**None**	
	Name	
Children of Deceased or Adopted Children:	**Lula Yvonne Baxter:**	**Donald Childs, Sr.:**
	Angela Baxter	**Kendra Childs**
	Jessica Brooks	**Donald Childs, Jr.**
	Riley Baxter, III	**Corey Childs**
	Karen Woodruff	**Stephanie Childs**
		Shannon Childs
	Malcom Childs, Jr.:	
	Chris Childs	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

LAND in Davidson County, Tennessee, being Lot 75 on the Plan of Royal Hills Subdivision, Section 3, of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Putnam Drive, said point being the common corner of Lots 74 and 75; thence with the line between said two lots, southwardly 131.9 feet to a point; at the common corner of Lots 74, 75 and 76; thence eastwardly 147.98 feet to the westerly margin of Phipps Drive; thence with the

westerly margin of said Phipps Drive, northwardly 95.96 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 38.18 feet to the southerly margin of Putnam Drive; thence with the southerly margin of said Putnam Drive, westwardly 106.37 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 580 Phipps Drive, Nashville, TN 37218

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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 (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

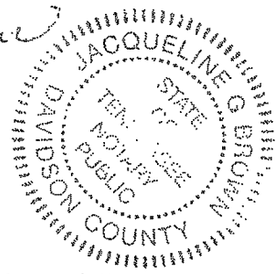
James Horner
James Horner - Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24th day of January, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 7-8-22



Individual Notary Acknowledgement

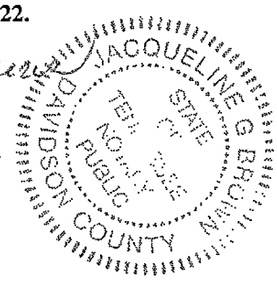
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 24th date of January, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 7-8-22



Tax Parcel No.: **05811015000**

Mail Tax Bills to: 580 Phipps Dr. Nashville, TN

Certificate of Authenticity

I, Holly A Mason, 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 1/24/22.

Holly A Mason
Affiant Signature

1/24/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of January, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25