Karen Johnson Davidson County
Batch# 806640 AFFIDAVITH
02/16/2022 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220216-0017930

Prepared by and Return to:
Lockeland Law Group, PLC
204 S. 11th Street
Nashville, TN 37206

AFFIDAVIT AS TO THE ESTATE
of
Evans Bell Hunt
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 28 day of January, 2022, before me personally appeared Peggy L. Fox, to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, and is familiar with the family history of Evans Bell Hunt, deceased.

That Affiant knew Evans Bell Hunt also known as E.B. Hunt (Decedent) and is familiar with Decedent's family history;

And that said decedent died on the 14th day of June, 1996, and that he owned 55 and 0 Factory Street with his son Randy B. Hunt. The intent was for the property to be granted with rights of survivorship as described in a Report of Sale (Attached hereto as Exhibit A) from the Clerk and Master of Davidson County Tennessee of record in Book 8816 Page 717, Register's Office for Davidson County Tennessee.

The Affiant is also aware the upon his death of Evans Bell Hunt also known as E.B. Hunt that everything he owned went to his wife, Irene Hudson Hunt also known as Irene A. Hunt, by the unprobated Last Will and Testament of Evans Bell Hunt.

The Said Irene A. Hunt died on March 27, 2008, and passed the one-half interest in real property inherited from Evans B. Hunt, to her son Randy B. Hunt.

Peggy L. Fox
Affiant's Signature

STATE OF Tennessee
COUNTY OF Cheatham

Sworn to and subscribed before me this 28 day of January, 2022

CHRISTINA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES JUNE 11, 2023

Christina Green
Notary Public

My Commission Expires: June 11, 2023

EXHIBIT A

BOOK 8816 PAGE 717

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 91-717-T

Control No. 1015-2300

Field Book No. 06DA 02205

LARRY BOWSE

FILED
92 NOV -5 PM 2:50
DAVIDSON CO. CHANCERY CT.
D.C. S.M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 2 19 92, on page 411 of Tax Minute Book 47 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

55 FACTORY ST
.09 ACRES
FIELD BOOK NUMBER 06DA 02205
MAP AND PARCEL NUMBER
105-08-0 114.00
DEED BOOK 0158, PAGE 204

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 90, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $ 23.09, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the ~~south door~~ 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday ~~Monday~~ Nov. 4,1992, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to E. B. Hunt and Randy B. Hunt, Joint tenants with the right of survivorship for $800.00. The purchasers complied by paying $800.00.

PICK-UP

92 DEC 17 PM 12:03
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE: 7.4 6 17.7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800.00
Randy B Hunt
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 92
Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By Christy Daniel
Deputy Clerk and Master

409 32nd Ave. S
37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/07/2022 ____ (date of document).

Affiant Signature

02/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025