Karen Johnson Davidson County
Batch# 822237 AFFIDAVITH
03/14/2022 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220314-0029691

PREPARED BY:
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
(615) 613-0483

AFFIDAVIT OF HEIRSHIP

Comes now, Miles Edward Dempsey (hereinafter referred to as "Affiant"), being first duly sworn, makes oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at (address): 4608 Log Cabin Road, Nashville, TN 37216.

3. I personally knew Suzanne Davis Dempsey (hereinafter referred to as "Decedent") as her spouse/husband.

4. I personally knew Smith D. Davis, the father of Decedent (hereinafter referred to as "Decedent's Father"), and Marie Massey Davis, the mother of Decedent (hereinafter referred to as "Decedent's Mother").

5. Decedent's Father and Decedent's Mother purchased property located at 4703 Lovewood Drive, Nashville, Tennessee, 37216, Davidson County, Tennessee (the "Property") in 1981** and remained continuously married until the death of Decedent's Father.

6. Decedent's Father died or on about November 21, 1996. Decedent died on or about June ~~24~~ 23 WEB, 2019. Decedent's Mother died on or about November 28, 2020.

7. Decedent is survived by her daughter, Lara Davis Dempsey; the said Lara Davis Dempsey having been the only child of Decedent.

8. There are no other children born to or adopted by Decedent.

9. Additional information, if any, either known or understood to be true by Affiant:

** Being the same property further described in warranty deed dated April 22, 1981 to Smith D. Davis and wife, Marie Davis from Solange H. Tison, recorded in Book 5736, page 393, in the Register's Office for Davidson, Tennessee.

Affiant 02-10-2022 Date

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, McGaughey Heights, of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 is described as follows : Beginning on the Westerly side of Lovewood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots Westwardly 234.3 feet to the corner of lots Nos. 22 and 23 and the East line of Lot No. 21; thence with the line between said Lots Nos. 21 and 23 Southwardly 48.6 feet to the Southeast corner of Lot No. 21; thence South 65 degrees 47 minutes East 136.6 feet; thence South 76 degrees 04 minutes West 143.8 feet to the Westerly side of Lovewood Drive; thence with said Drive, Northwardly 130 feet to the beginning.

Being the same property conveyed to Smith D. Davis and wife, Marie Davis by Warranty deed from Solange H. Tison of record in Book 5736, page 393, Register's Office for Davidson County, Tennessee, dated April 22, 1981 and recorded on April 23, 1981.

The said Smith D. Davis died on or about November 21, 1996, leaving Marie Davis as surviving tenant by the entirety.

The said Marie Davis died on or about on or about November 28, 2020. The Last Will of the said Marie Davis a/k/a Marie Massey Davis was admitted to probate on December 18, 2020, Docket No. 20P2207, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Pursuant to the Last Will of Marie Massey Davis, her daughter and her only child, Suzanne Davis Dempsey, was named as sole beneficiary of the residuary estate. The said Suzanne Davis Dempsey predeceased Marie Massey Davis, having died on or about June 24, 2019.

Lara Davis Dempsey, the only child of the said Suzanne Davis Dempsey, became vested in title to the subject property pursuant to TCA 32-3-105. See Affidavit of Heirship of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

NOTARY CERTIFICATION

STATE OF TN)
COUNTY OF DAVIDSON)

Before me, Miles Edward Dempsey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal, this 10 day of FEB., 2022

My commission expires:

5/18/24

Notary Public

RYAN P. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY