Karen Johnson Davidson County
Batch# 849953 AFFIDAVITH
05/03/2022 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220503-0051165

Prepared by:
A. Michelle Poss
Attorney at Law
201 Fourth Avenue North
Suite 1240
Nashville, Tennessee 37219

STATE of Tennessee
COUNTY of RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

BCW
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF APRIL, 2022.

Tiana F. Connell
Notary Public
Commission Expires: DECEMBER 18, 2022

TIANA F. CONNELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS NEW OWNER:
Gary Rivers
9 Crawford Court
Greensboro, NC 27406

SEND TAX BILLS TO:
OWNER

MAP/ PARCEL:

PO: 172 12 0B 036.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE }
COUNTY OF Rutherford }

I, B. C. Cobb, being first fully sworn, deposes and says:

1. I reside in Rutherford County, Tennessee.

2. I was personally acquainted with Mary E. Rivers, deceased, for more than 10 years and now of my own knowledge that the only heir-at-law of Mary E. Rivers is her son, Gary Rivers.

3. Gary Rivers is over the age of eighteen (18) years.

4. That Mary E. Rivers died in Davidson County, Tennessee on May 7, 2021 and was survived by her only heir at law, her son Gary Rivers.

The affiant confirms that he has no financial interest in the property described as follows

The undersigned, being duly sworn, deposes and says:

MARY RIVERS, the owner of the following described real estate:

Land in Davidson County, Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No 433 on the Plan of Section Three, Bradford Hills, as of record in Plat Book 7900, Page 6 and Book 7900, Page 239, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary E. Rivers, unmarried by deed from John R. Cleveland and wife, Elizabeth R. Cleveland of record at Book 9632, Page 212, Register's Office for Davidson County, Tennessee.

Being improved property known as 1200 Crestfield Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO: (l) **Taxes** which have been prorated and assumed by Grantee; 2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) .All matters appearing on the plan ofrecord; (6) All applicable governmental and zoning regulations.

The undersigned received the interest in the decedent's real estate described above pursuant to Tennessee Code Annotated §31-2-101, et. seq., commonly known as the Tennessee Law of Intestate Succession.

This the 12th day of April, 2022

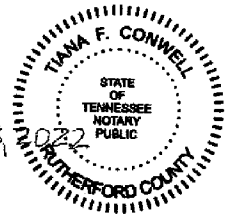
Pastor B. C. Cobb

Personally appeared before me, the undersigned Notary Public, in andfor said County and State, the within named, B. C. Cobb, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledges that he executed the within instrument for the purposes therein contained.

Tiana F. Conwell

Notary Public

Commission Expires: DECEMBER 18, 2022



TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/12/22 (date of document).

Frank Roberts

4/12/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of April, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

