AFFIDAVIT OF HEIRSHIP
(REAL ESTATE)

THIS INSTRUMENT PREPARED BY:
Paul R. White, Attorney
133 Laird Road
Nashville, Tennessee 37205-3241

Karen Johnson Davidson County
Batch# 852610 AFFIDAVITH
05/09/2022 10:58:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0052867

This space for Recorder use only.

Owner: Veronica Elaine Appleton

Map & Parcel No.: 083-04-0-74.00

Send tax notice to: Veronica Elaine Appleton
2402 Pafford Drive
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Veronica Elaine Appleton, the undersigned, being duly sworn, deposes and says:

1. That she is a citizen and resident of Nashville, Davidson County, Tennessee.

2. That John David Appleton, Sr., also known as John Appleton, was her husband, and that she and John David Appleton, Sr. took title to that certain piece of real estate hereinafter described, as tenants by the entireties, on 6 July 2000, as will appear by Warranty Deed of record in the Office of the Register of Deeds, Davidson County, Tennessee in Instrument No.: 200008020076569.

3. That John David Appleton, Sr. died on January 24, 2022 intestate, being a resident of Davidson County, Tennessee.

4. That the Estate of John David Appleton, Sr. was not administered, as all of his assets were joint with his wife and transferred to her upon his death. He and Veronica Elaine Appleton were the parents of three children: Henrietta Elizabeth Lewis, John David Appleton, Jr., and Terry Darnell Appleton, all of Nashville, Davidson County, Tennessee.

5. That John David Appleton, Sr., at the time of his death, was owner, together with the said Veronica Elaine Appleton as tenants by the entireties of a fee simple interest in the hereinbelow described real estate and title in fee simple interest is now solely vested in Veronica Elaine Appleton as the survivor of this tenancy by the entireties.

Legal Description: Land located at and known as 2402 Pafford Drive, Nashville, TN 37206, more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 75 feet on the southerly side of Pafford Drive and runs back 171.7 feet on the easterly line and 172.2 feet on the westerly line, to a dead line, which is a broken line, measuring 97 feet thereon.

Being the same property conveyed to John David Appleton, Sr. and Veronica Elaine Appleton, Husband and Wife, from Charlotte M. Brown Morrow, a married woman, by Warranty Deed of record in Instrument No.: 200008020076569, 6 July 2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2021, a lien which is not yet due and payable.

Subject to all matters of record in the Register's Office for Davidson County, Tennessee concerning restrictive covenants, by-laws, easements, rights of way and restrictions, all zoning regulations, building restrictions, and setback lines, if any, and easements or right of ways for public utilities.

The above description is the same as the previous deed of record; no boundary survey has been made at the time of this conveyance.

This is improved property located at and known as 2402 Pafford Drive, Nashville, TN 37206.

NO TITLE EXAMINATION HAS BEEN PERFORMED.

The tax bill address is the same as the Grantee's address.

6. That at the time of his death, there was no Federal Estate Tax or Tennessee Inheritance Tax due on any property of John David Appleton, Sr., his total real and personal Estate being worth less than $ 1,000,000.00.

7. That John David Appleton, Sr., and John Appleton are one and the same person.

8. That this affidavit is freely given to help establish and reflect the current, correct legal ownership of this real estate formerly belonging to John David Appleton, Sr., and Veronica Elaine Appleton as tenants by the entireties, in fee simple interest, in Davidson County Tennessee.

9. That said John David Appleton, Sr. was not a recipient of TennCare benefits, and he had no debts which remain unpaid.

10. Affiant further states, upon oath, that the actual consideration for this instrument is $ 0.

11. This Affidavit is being given pursuant to *Tenn. Code Ann.* § 30-2-712.

Further the Affiant saith not.

Veronica Elaine Appleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Veronica Elaine Appleton, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 2nd day of ~~April~~ May, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3 January 2023

PAUL R. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.