Karen Johnson Davidson County
Batch# 872307 AFFIDAVITH
06/15/2022 02:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068570

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO CT-22-2697

Map and Parcel: Property 1:
162-07-0-054

AFFIDAVIT AS TO HEIRS
of
CHARLES W. EDWARDS, SR.
(Pursuant to T.C.A. §30-2-712)

State of TENNESSEE
County of DAVIDSON

On the 9th day of June, 2022, before me personally appeared PATRICIA KAY WOOLDRIDGE, "the Affiant", 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 **Charles W. Edwards, Sr.**, "the Decedent."

And That the Affiant knew the Decedent for over 15 years and is familiar with Decedent's family history as they have been FAMILY FRIENDS during this time period.

And that said Decedent died on or about **July 28, 2021**, **Divorced**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Charles W. Edwards, Sr.**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Michelle Eva	**Daughter**
Charles Wayne Edwards, Jr.	**Son**
Melinda Kay Campbell	**Daughter**
Blake Tyler Edwards	**Grandson (son of predeceased child)**
Bronson Curtis Edwards	**Grandson (son of predeceased child)**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Michelle Eva, Charles Wayne Edwards, Jr., Melinda kay Campbell, Blake Tyler Edwards, and Bronson Curtis Edwards,** as all the heirs of **Charles W. Edwards, Sr.** Decedent was predeceased by sons, Jonathan Charles Edwards and Michael Thomas Edwards. Michael Thomas Edwards died on or about September 21, 1987 leaving not issue. Jonathan Charles Edwards died on or about September 11, 2017, leaving Blake Tyler Edwards and Bronson Curtis Edwards as issue interested in the Estate of Decedent.

And said decedents did not leave a Last Will and Testament. Reference is made to the intestate Estate of Charles W. Edwards, Sr. being administered in the 7th Circuit Court for Davidson County, Tennessee, 20th Judicial District, State of Tennessee, Probate Division, Case No. 21P2098.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of TENNESSEE
County of DAVIDSON

I, PATRICIA KAY WOOLDRIDGE, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Patricia Kay Wooldridge

Sworn to and subscribed before me on this 9 day of JUNE, 2022.

Notary Public
My Commission Expires: 2-22-2026

(Notary Seal)



EXHIBIT A

Property 1:
Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Antioch Park, Section 2, as of record in Plat Book 3842, Page 240, said Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed by Warranty Deed from Clementine S. Binford, unmarried to Charles W. Edwards and wife, Patricia Kay Edwards, as tenants by the entirety, recorded April 29, 1993, as Book 8930 Page 312 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $65,000.00.

BEING the same property conveyed by Quit Claim Deed from Patricia Kay Edwards to Charles W. Edwards, recorded March 30, 1998, as Book 10859 Page 870 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 121 Shihmen Court, Antioch, TN 37013

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 9, 2022.

Tori Cole

Affiant Signature

Date: 6/9/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 9, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM