Karen Johnson Davidson County
Batch# 872632 AFFIDAVITH
06/16/2022 11:25:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0069012

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 Mail An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.	STATE OF TENNE COUNTY OF DAV The actual consideration for this transfer is: $0.00 **LAURIN FLOYD** Subscribed and sworn to before me this 24 day of May 2022 **NOTARY PUBLIC** My Commission Expires: 07-01-2023

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Prescott King 1113 Berwick Trail Madison, TN 37115	New Owner	052-11-0-034.00

AFFIDAVIT OF HEIRSHIP

1. My name is Lauren Floyd ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I was a friend of Bonnie Brandon King (hereinafter "Decedent") and have known her for approximately 20 years.

3. The Decedent died intestate as a resident of Williamson County, Tennessee. A small estate administration was filed in the Chancery Court for Williamson County, Tennessee, being case number 22PR-12369.

4. At the time of her passing, Decedent owned a 50% interest in **1113 Berwick Trail, Madison, TN 37115** (the "Property") as a tenant-in-common with William Prescott King. The Property is more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Marlin Meadows, Section 3, as of record in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to Bonnie B. King from John F. Cunningham, Jr. by warranty deed of record as instrument number 20100121-0005405, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bonnie Brandon King and William Prescott King from Bonnie Brandon by Quitclaim Deed of record as instrument number 20180730-0074178, Register's Office of Davidson County, Tennessee.

5. The Decedent was not married at the time of her death and was survived by two (2) children, being William Prescott King and Kelly King.

6. Therefore, the Decedent's interest in the Property vested in fee simple absolute in the heirs at law immediately upon her death pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple as follows:

William Prescott	**75%**
Kelly King	**25%**

FURTHER AFFIANT SAYETH NOT.

[THIS SECTION IS LEFT INTENTIONALLY BLANK]

SWORN this 24 **day of** May **2022.**

Laurin Floyd

LAURIN FLOYD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named Laurin Floyd, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 24 day of May 2022.

Jessica Ann Clegg

NOTARY PUBLIC

My commission expires: 02-01-2023

