New Owners:
Michael G. Barnes
3240 Lakeshore Dr.
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

Description from prior Deed
No title search requested or performed
Prepared from information supplied by the parties and at the parties' request

Map & Parcel: 054 13 0 019.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 874751 **AFFIDAVITH**
06/21/2022 10:55:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220621-0070241

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned affiant, **BOBBY WAYNE WATKINS, JR.**, being a friend of the family, familiar with the facts, being duly sworn, deposes and says:

CLARA LOUISE BARNES (a/k/a LOUISE REID BARNES), died intestate on July 5, 2006, a resident of Old Hickory, Davidson County, Tennessee, and the owner of the following described real estate located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a part of Lot No. 15, Section II, Life & Casualty Subdivision, as of record in book 843, Page 56, Register's Office for said County, described according to a survey by I.W. Harrub Engineering Company, September 1957, as follows:
>
> Beginning at a point in the center of Lakeshore Drive, the same being the southeast corner of land of Frank B. McDonald; thence south 64 degrees 54' west with the center of Lakeshore Drive 110 feet to a point; thence N. 28 degrees 55' W. 190 feet to an iron pin; thence north 37 degrees 00' west 326.55 feet to an iron pin in the fence line between F. B. McDonald and D. B. Maxwell; thence with the fence north 64 degrees 22' east 40 feet to an iron pin in the fence line; thence south 45 degrees 26' east 346.5 feet to an iron pin in the easterly line of land of F.B. McDonald; thence south 32 degrees 26' east 190 feet to the point of beginning, containing .95 acres.

Being the same property conveyed unto Warren Glen Barnes and wife, Louise Reid Barnes, by Warranty Deed of record as Instrument No. 00002708-0000541, Register's Office for Davidson County, Tennessee. Warren Glen Barnes and Louise Reid Barnes remained married without intervening divorce or legal separation until Glenn Barnes' death on February 29, 1996; therefore, Louise Reid Barnes was the surviving tenant by the entirety.

(hereinafter the "Property")

CLARA LOUISE BARNES died a widow with no spouse surviving, survived by her son, **MICHAEL G. BARNES. CLARA LUOISE BARNES** had a child predecease who was survived by issue.

Upon **CLARA LOUISE BARNES**'s death the Property vested completely in **MICHAEL G. BARNES**.

Further Affiant saith not.

BOBBY WAYNE WATKINS, JR.
1442 Brighton Circle
Old Hickory, Tennessee 37138

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of June 2022.

NOTARY PUBLIC

My Commission Expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **BOBBY WAYNE WATKINS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of June 2022.

NOTARY PUBLIC

My Commission Expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY