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 0 018.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 874752 **AFFIDAVITH**
06/21/2022 10:56:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220621-0070242

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:

ALBA LOLA REID (a/k/a ALBA T. REID), died intestate on February 13, 2007, 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 parts of Lot Nos. 15 and 16 on the Plan of Section II, Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, known as Dupontonia, of record in Book 843, Page 56, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the center line of Pitts Avenue, 39 feet west of the southeast corner of a tract that was conveyed to Eugene Edward Davis, by deed from Dorothy Wright Cameron, of record in Book 2488, page 31, this being the southwest corner of the lot in question; thence along Davis' present east line, north 36 deg. 23' west 463.44 feet to a point in the south line of the land conveyed to Dewey B. Maxwell and wife, by deed from Frank B. McDonald and wife, of record in Book 2278, page 516, said Register's Office; thence along Maxwell's south line, north 39 deg. 30' east 89.95 feet to a point; thence north 47 deg. West 13.75 feet to a point; thence north 65 deg. 09' east 45.9 feet to a point; thence south 37 deg. East 326.55 feet; thence south 28 deg. 55' east 190 feet to the center line

of Pitts Avenue; thence with the center line of the same, south 67 deg. 25' west 103.1 feet to the point of beginning.

Being the same property conveyed to Claud D. Reid and wife, Alba T. Reid, by warranty deed dated March 28, 1961, from Frank B. McDonald, and wife, Irene T. McDonald, of record in Book 3217, Page 145, Register's Office, Davidson County, Tennessee. Claud D. Reid and Alba T. Reid remained married without intervening divorce or legal separation until Claud D. Reid's death on May 17, 1969; therefore, Alba T. Reid was the surviving tenant by the entirety.

(hereinafter the "Property")

ALBA LOLA REID died a widow with no spouse surviving, survived by her grandson, **MICHAEL G. BARNES. MICHAEL G. BARNES** is the only child of **ALBA LOLA REID's** daughter, **CLARA LOUISE BARNES,** who died intestate, a widow with no spouse surviving on July 5, 2006. Neither **ALBA LOLA REID** nor **CLARA LUOISE BARNES** had a child predecease who was survived by issue.

Upon **ALBA LOLA REID**'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