WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-22276 KR

NAME AND ADDRESS OF OWNERS:
Kenneth W. Tucker
104 Robin Spring Road
Nashville, TN 37220

This Instrument Prepared By:
Structure Title Group, LLC
1000 Hollingshead Circle
Murfreesboro, TN 37129

SEND TAX NOTICES TO:
Same as above

Map & Parcel: 115-09-0-063

AFFIDAVIT OF HEIRSHIP

Karen Johnson Davidson County
Batch# 874820 AFFIDAVITH
06/21/2022 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220621-0070336

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned being duly sworn, deposes and says:

1. I, Hugh Daniel, am a citizen of Davidson County, Tennessee and am acquainted with the family of Martha M. Tucker.

2. Martha M. Tucker, who was a resident of Davidson County, State of Tennessee, died intestate on August 20, 2021.

3. Martha M. Tucker held title in the following described real estate:

Being all of Lot No. 169, Section Eight, West Meade Estates, according to survey and plat of same appearing of record in Book 3700, page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Charles K. Tucker by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20100820-0066012, in the Register's Office of Davidson County, Tennessee, dated August 3, 2010, and recorded on August 20, 2010. The said Charles K. Tucker died intestate on June 13, 2016, leaving Kenneth W. Tucker and Martha M. Tucker as his sole heirs at law.

4. At the time of her death, Martha M. Tucker was married to Kenneth W. Tucker and had the following children: Jonathan Lee Tucker, Patrick Steven Tucker, and Elizebeth Tucker. She had one child that predeceased her, Charles K. Tucker, who was unmarried and had no children, living or deceased, at the time of

his death. She had no other children or adopted children during her lifetime, including no other children who predeceased her.

5. T.C.A. § 67-4-409 (a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409 (a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the property to the beneficiary.

6. The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at 6718 Duquaine Court, Nashville, TN 37205, in reliance on this affidavit.

7. The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by Decedent in Davidson County, Tennessee.

8. Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

Further affiant sayeth not.

Hugh Daniel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 31 day of May, 2022, before me personally appeared Hugh Daniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of May, 2022.

Notary Signature
My commission expires: 09-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Michael Ferrence, 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 5/31/22.

Affiant Signature

6/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires