Record & Return to:
This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #:5-14699-RC

Karen Johnson Davidson County
Batch# 875932 AFFIDAVITH
06/22/2022 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071355

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVISON

I, Hattie Mae Esmond, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That **William R. Barnes aka William Lee Barnes** died intestate on January 13, 2022.

2. To my knowledge, the property described on the attached hereto as Exhibit A (the "Property") was acquired by the **William R. Barnes, aka William Lee Barnes** by that certain Affidavits of Heirship, of record in Instrument Nos. 20211221-0168480 and 20211221-0168481, Register's Office for Davidson County, Tennessee.

3. **William R. Barnes** did NOT leave a last will and testament.

4. To the best of my knowledge, **William R. Barnes** did not have any unpaid debts.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6. Affiant has known **William R. Barnes** for 60 years and is familiar with the family history of the **William R. Barnes.**

7. **William R. Barnes** died in Los Angeles County, California.

8. **William R. Barnes** was unmarried at the time of his death.

9. Affiant further states that **William R. Barnes** was survived by the following heirs at law:

Name:	
Alyce Simmons	Sister
Eric Barnes	Nephew
Erin Barnes	Niece
Earl Barnes, Jr.	Nephew
Deborah A. Landers	Niece

10. **William R. Barnes** had no children which predeceased him or adopted children, or descendants of deceased children or adopted children.

11. Affiant is aware of these facts because she is a disinterested friend of **William R. Barnes.**

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 212 Myrtle St., Unit A, Nashville, TN 37206, in reliance on this affidavit.

[Signature page to follow]

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 the real property owned by Decedent known as 212 Myrtle St., Nashville, TN 37206, Davidson County, Tennessee.

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 saith not.

Signed this the 3rd day of June, 2022.

Hattie Mae Esmond

HATTIE MAE ESMOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, Hattie Mae Esmond the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 3rd day of June, 2022.

Rachel Marie Collins

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A

202206220071355

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Myrtle and Smiley a Horizontal Property Regime with Private Elements, of record as instrument No. 20211124-0156159, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Myrtle and Smiley, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211124-0156159, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alyce Simmons and Louise Barnes, by Warranty Deed from Metro Development Housing Authority, dated May 14, 2002 and recorded on June 5, 2002, of record in Instrument No. 20020605-0068233, Register's Office for Davidson County, Tennessee. Said Louise Barnes having since passed on January 11, 2011. Her heirs at law being Alyce Simmons, Ida Gregory-Barnes, Eric Barnes, Erin Barnes, Earl Barnes, Jr., William Barnes, and Deborah Landers, as evidenced in Affidavits of Heirship of record in Instrument Nos. 20211221-0168480 and 20211221-0168481, Register's Office for Davidson County, Tennessee. William Barnes, aka William Lee Barnes and William R. Barnes, having since passed on January 13, 2022.

Being commonly known as **212 Myrtle St., Unit A, Nashville, TN 37206.**

Parcel ID: 082122C00100CO

202206220071355

Certificate of Authenticity

I, Storey Carver, 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 3, 2022

Storey Carver
Affiant Signature

6/3/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

