This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO B-22-2291

Map and Parcel: Property 1:
133-12-0-036.00

Karen Johnson Davidson County
Batch# 877935 AFFIDAVITH
06/27/2022 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0072870

AFFIDAVIT AS TO HEIRS
of
RICKY GARRETT
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Rutherford

On the 23 day of May 2022, before me personally appeared **Mary Garrett**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Ricky Garrett**, "the Decedent."

And That the Affiant knew the Decedent for over 60 years and is familiar with Decedent's family history as they have been **siblings** during this time period.

And that said Decedent died on or about **10/11/2014**,

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Ricky D. Garrett, and Jannie A. Sloan now known as Jannie A. Garrett** the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Jannie Ann Garrett	**wife**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: , as all the heirs of **Ricky Garrett.**

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Rutherford

I, **Mary Garrett**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Mary Garrett

Sworn to and subscribed before me on this 23 day of May, 2022.

Notary Public
My Commission Expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023
(Notary Seal)

EXHIBIT A

Property 1:
Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 fronts 75 feet on the easterly side of Benita Drive and extends back 164.48 feet on the southerly line and 159.62 feet on the northerly line to a dead line measuring 56.6 feet thereon.

Being the same property conveyed to Ricky D. Garrett and Jannie A. Sloan, both parties unmarried by Warranty deed from Sarah Avalon Clinard, unmarried of record in Book 6888, page 359, Register's Office for Davidson County, Tennessee, dated June 13, 1986 and recorded on June 17, 1986.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 424 Benita Drive Nashville, TN 37211.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 May 23, 2022.

J. Carlton Drumwright

May 23, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 23, 2022.

Notary

My Commission Expires: 12/18/22

