This instrument prepared by:
Joshua Adam Corbitt
901 Nesbitt Lane
Madison, TN 37115

Karen Johnson Davidson County
Batch# 890652 AFFIDAVITH
07/18/2022 04:01:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220718-0082281

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned Affiant, Anthony Rayson, after first being sworn according to law, and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to §30-2-712 *et seq.*, hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity:

1. That I reside at 162 Welworth St and have personal and family knowledge of the matters stated in this Affidavit and have personally known the decedent for over 26 years.

2. That Mildred A. Gardner (the "Decedent") died intestate on May 26, 2018, a resident of Davidson County, Tennessee.

3. That the decedent was widowed at the time of death, leaving no spouse.

4. That the only child born to or adopted by the Decedent is Annette Marie Gardner, who predeceased Mildred A. Gardner on May 16, 2009.

5. That the said Annette Marie Gardner was divorced at the time of death, leaving no spouse.

6. That only one child was born to or adopted by Annette Marie Gardner, Joshua Adam Corbitt.

This Affidavit of Heirship is freely given to help establish and reflect the heirship with respect to
any real or personal property owned by the decedent.

Further Affiant saith not.

Dated this 12 day of July, 2022.

Exhibit A

Property known as: 901 Nesbitt Lane, Madison, TN 37115, County of Davidson

Tract One:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Section Two, Bonnie-Brae, of record in Book 2330, Page 123, Register's Office for said County.

Said Lot No. 50, which is a corner lot, fronts 211.0 feet on the southerly margin of Nesbitt Drive and fronts 197.9 feet on the westerly margin of Falcon Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 220.45 feet on the southerly line and 172.3 feet on the westerly line to a point of intersections.

Being the same property previously conveyed to Annette M. Gardner, subject to a life estate reserved unto Mildred A. Gardner, by Quitclaim Deed from Mildred A. Gardner, dated 04/16/2001 and recorded 04/19/2001 in Instrument No. 20010419-0038903, in the Register's Office for Davidson County, Tennessee. Annette M. Gardner predeceased Mildred A. Gardner on 05/16/2009, terminating her life estate and reverting to Mildred A. Gardner.

Tract Two:

Being a tract or parcel of land in the 11th Civil District, Davidson County, Tennessee, and more particularly described as Tract 50A in a survey by Howard George and Associates, dated July 28, 1981, as follows:

Beginning at a concrete monument found (the Southeast corner of Lot 49 and the Southwest corner of Lot 50, on the plan of Section Two, Bonnie Brae subdivision, of record in Book 2230, Page 123, R.O.D.C.); thence S 75°49'10"E, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence S 83°14'30" W, 219.51 feet to concrete monument set; thence N 2°51'30" E 80.00 feet to the beginning, containing 0.199 acres, more or less.

Being the same property previously conveyed to Annette M. Gardner, subject to a life estate reserved unto Mildred A. Gardner, by Quitclaim Deed from Mildred A. Gardner, dated 04/16/2001 and recorded 04/19/2001 in Instrument No. 20010419-0038902, in the Register's Office for Davidson County, Tennessee. Annette M. Gardner predeceased Mildred A. Gardner on 05/16/2009, terminating her life estate and reverting to Mildred A. Gardner.

Tax Map/Parcel ID: 042-06-0-006.00

Send Property Tax Bills to:
Joshua Adam Corbitt
901 Nesbitt Lane
Madison, TN 37115

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Columbia TN, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this 12 day of ~~March~~ July (WH), 2022.

Nathan Hampton
Notary Public

My Commission Expires:

1/25/2026

NATHAN WADE HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY