Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304
Murfreesboro, TN 37129
from information furnished by the parties.

Karen Johnson Davidson County
Batch# 899728 AFFIDAVITH
08/05/2022 12:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220805-0089401

RE: Map/Parcel #13312000100

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now the Affiant, **Evelyn Duff**, after being first duly sworn according to law, and pursuant to Tennessee Code Annotated §30-2-712, hereby swears to the following based upon her personal knowledge and familiarity of the facts herein stated, to-wit:

1. I am over eighteen (18) years of age and reside at 1204 Highgate Drive, Nolensville, TN 37135. I am a long time family friend of over 40 years of both Virgil Henry Samuel Beard and his wife, Paula Freeze Beard, both now deceased.

2. Virgil Henry Samuel Beard died on September 29, 2018, survived by his wife, Paula Patricia Freeze Beard, and their only child, Timothy A. Beard who is an adult. He did not have any other children born to him or adopted by him.

3. Paula Patricia Freeze Beard died on May 22, 2022, survived by her only child, Timothy A. Beard who is an adult. She did not have any other children born to her or adopted by her.

Executed this 2nd day of August, 2022.

Evelyn Duff
Evelyn Duff

SWORN to and subscribed before me,
this the 2nd day of August, 2022.

Anuradha Sagarad
NOTARY PUBLIC

My commission expires: 09/21/2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Evelyn Duff**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument (AFFIDAVIT OF HEIRSHIP) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of August, 2022.

Anu Sagarad
NOTARY PUBLIC

My commission expires: 09/21/2024

File #222077100

ANURADHA SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21. 2024
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 8-2-22.

Date

Affiant Signature

8-5-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)