Karen Johnson Davidson County
Batch# 902792 AFFIDAVITH
08/12/2022 09:56:34 AM 3 pgs
Fees: $17.00 Taxes:-$0.00
20220812-0091695

AFFIDAVIT OF HEIRSHIP

Kierra Harney, after first being duly sworn accord to law, hereby make the following oath for purposes of establishing record ownership in the following described property pursuant to the provisions of Tennesse Code Annotated, Section 32-7-712, et seq.:

1.That Affiant is friend of the family of Josephine Hunter Eaton both of whom died on January 9 2015, respectively. 1/8 interest XH

2.That at the time of the Josephine Hunter Eaton, she owned the following described property located and situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 13th Civil District of Davidson County, more particularly described as follows:

Beginning at a stone, the southeast corner of 84 acres of and of which this tract is a part; thence with the easterly side of said tract north 60 poles to a stone on the top of the ridge; thence with the top of the ridge north 11 degrees west 14 poles to a stone to a stone; thence north 36 degrees west 20 poles to a stake; thence north 42 degrees west 12 poles to a hickory; thence north degrees 28 degrees west .10 poles to a white oak stump; thence north 21 degrees west 6 poles to an elm stump; thence north 59 degrees west 8 poles to the center of a branch, Shilo Hyde's northeast corner; thence with said branch and Hyde's easterly line south 26 degrees west 19.4 poles, south 20 degrees west 18.2 poles, south13-1/4 degrees west 12.1 poles, south 35-1/2 degrees east 13.8 poles, south 14 degrees east 14 poles, south 1-1/2 degrees east 19 poles, south 19-3/4 degrees west 12 poles to Breedlove's land; thence south 63 degrees east 16.4 poles, south 85 degrees east 14 poles, south 60 degrees east 17 poles to the beginning.

There is included in the above description but expressly excluded therefrom the following two tracts or parcels of land, described as follows:

Beginning on the north margin of the new road or highway at the intersection of said north margin of said new road or highway and Wood's line; thence in a northerly direction and with said Wood's line and the easterly line of the within described land 1050 feet to a point on the top of the ridge at an oak tree; thence southerly 955 feet to a point in the north margin of said new road or highway, and the same being at the north end of a concrete bridge; thence with the same and easterly___feet to the place of beginning.

Being the same property conveyed to William A. Dugger and wife, Emma E. Dugger, by deed from H. E. Riddle and wife, Annie G. Riddle, of record in Book 1055, page 46, said Register's Office..

That portion of the property lying between Sulphur Springs Road and the Tazwell Hyde Road in the 13th Civil District of said County, being more particularly described as that strip of land just north of and adjacent to the property now owned by Kennard Johnson and wife, Richie Johnson, by deed from Eugene B. Keep and wife, of record in Book 1809, page 574, said Register's Office.

Being the same property conveyed to Thomas J. Hunter and wife, Maggie J. Johnson Hunter (aka Maggie Josephine Hunter), by deed from E. H. Ferrell and wife, Ada Ferrell, of record in Book 2695, page 183, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4372 Sulphur Creek Road, Nashville, Tennessee 37218

3. That the deceased died leaving the following six (6) children (including the affiant herein) as her sole next of kin and heirs at law:

(1) Arthur Eaton III
(2) Cathy (Norman) Johnson
(3) Maria (Howard) Wallace
(4) Alvin Eaton
(5) LaSongna Manning
(6) Tyrone Eaton

4. That the above six (6) children succeeded to all right, title, and interest in and to the above described property with respect to one-eighth (1/8th) undivided interests therein as the sole next to kin and heirs at law of their mother, Josephine Hunter Eaton, as aforesaid

5. Affiant is over the age of twenty-one (21) years

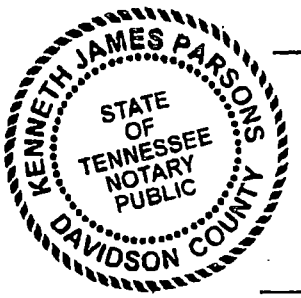
6. That there are no debts or emcumbrances remaining which are or might become a lien on said interest in the above described real estate.

AFFIANT SAITH FURTHER NOT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kierra Harney, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instructment (Affidavit of Heirship) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of August 2022



Notarty Public

11/6/2024
My commission expires:

IINSTRUMENT WAS PREPARED BY:
Xiana R. Horton
912 Dalebrook Lane
Nashville Tn 37206