This instrument was prepared by:
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Attorney-at-Law
407 West Public Square
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Karen Johnson Davidson County
Batch# 907807 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220824-0095729

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF _____

Comes now KIM SUTTON, after first being duly sworn in accordance with law, and states as follows:

1. I am an adult citizen and resident of ~~Davidson~~ SUMNER County, Tennessee.

2. I am signing this affidavit of my own free will based upon my personal knowledge and familiarity of the facts contained herein as I have known this family for over 5 years.

3. Ellis Hitt and Mamie Hitt owned property located at 121 Harris Street Goodlettsville TN 37072, as recorded in Record Book 838, page 616, Register's Office, Davidson County, Tennessee 37072 in 1929, a copy of which is attached hereto as "Exhibit A" for a more complete description.

4. Ellis Hitt passed away in 1961, leaving the entirety to his Wife Mami Hitt. Mamie Hitt died in 1978 died leaving the property to her heirs Burnice Neal Hitt, Marion Ray Hitt, and Norma Ellen Hitt.

5. Burnice Neal Hitt died in 1992, intestate, leaving his 1/3 interest to his heirs Martha Geneva Hitt, Patricia Campbell, and Linda Cutrell. Marion Ray Hitt died in 2002, intestate, leaving his 1/3 interest to his heirs Eleanor Hitt and Marvin Hitt. Norma Ellen Hitt died in 2005 without an spouse or children. Her 1/3 interest passed to the other shares giving the following ownership prior

to Eleanor Hitt's passing.

6. The ownership now is in the name of Marvin Hitt 50% interest, Linda Cutrell 1/4 interest and Patricia Campbell 1/4 interest.

7. This Affidavit of Heirship is freely given pursuant to T.C.A. §30-2-712, et seq., to help establish and reflect the heirship to the property described herein.

Further this Affiant saith not.

KIM SUTTON
Affiant

Subscribed and sworn to before me on
this the 17th day of August, 2022.

Elizabeth A Staley
NOTARY PUBLIC
My commission expires: 3-6-24

ELIZABETH H. STALEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

IT IS UNDERSTOOD AND ACKNOWLEDGED THAT NO TITLE OPINION OR TITLE SEARCH HAS BEEN PREPARED BY JEREMY D. TRAPP CONCERNING THIS AFFIDAVIT OF HEIRSHIP, HENCE JEREMY D. TRAPP MAKES NO REPRESENTATIONS CONCERNING THE ACCURACY OF THE PROPERTY DESCRIPTION HEREIN, THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, PRIOR CONVEYANCES, RIGHTS-OF-WAY, ETC..

616

NUMBER 49931,RECORDED SEPT 21,1929. SUSAN MCCLENDON ET AL TO ELLIS R HITT.

For and in consideration of the sum of ONE THOUSAND DOLLARS PAID AND TO BE PAID AS FOLLOWS: $650.00 CASH PAID BY ELLIS R HITT,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,AND FOR THE REMAINDER ELLIS R.HITT HAS HAS EXECUTED TWO PROMISSORY NOTES OF EVEN DATE IN THE SUM OF $200.00 EACH BEARING 6% INTEREST FROM DATE PAYABLE TO SUSAN MCCLENDON AND DUE ON OR BEFORE ONE AND TWO YEARS FROM DATE RESPECTIVELY. WE,SUSAN MCCLENDON AND HUSBAND F.E.MCCLENDON, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID ELLIS R HITT,AND WIFE MAMIE LEE HITT THEIR HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,AS FOLLOWS:TENTH CIVIL DISTRICT: BEING TRACT NO 17 ON THE PLAN SHOWING SUBDIVISION OF J.M.HARRIS' CLARK HOME PLACE IN GOODLETTSVILLE,TENNESSEE,AS OF RECORD IN BOOK 547,PAGE 46,R.O.D.C.TENNESSEE. BEGINNING AT A POINT IN THE N.E.END OF AN UNNAMED STREET N 54¼ W 79 FEET TO A POST;THENCE S.63 W.22.32 POLES TO A POINT; THENCE S 18½ E 19.22 POLES TO A POINT;THENCE S 79 E 308 FEET TO A POINT;THENCE N. 3 3/4 E.350 FEET TO THE BEGINNING,CONTAINING 2.87 ACRES. BEING THE SAME PROPERTY AS OF RECORD IN BOOK 675,PAGE 101,R.O.D.C.TENN.SUSAN MCCLENDON OBTAINED THE TITLE TO THE ABOVE MENTIONED PROPERTY BY A WILL MADE BY HER BROTHER FRED HAMMOND DATED FEBRUARY 26,1924 AND RECORDED IN BOOK NO 736,PAGE 72 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE. IN THE ABOVE MENTIONED FRED HAMMONDS' WILL A TYPOGRAPHICAL ERROR WAS MADE IN WRITING OR SPELLING THE NAME SUSAN MCCLENDON AS PER SWORN STATEMENT ATTACHED.

PERSONS APPEARED BEFORE ME, J.M.SUMMERS, ANOTARY PUBLIC AND MADE OATH IN DUE FORM OF LAW THAT THE NAME SUSAN MCCLELLAND THAT APPEARS IN A WILL MADE TO HER BY HER BROTHER FRED HAMMOND IS THE SAME WOMAN BY NAME THAT SHOULD HAVE BEEN AND IS KNOWN AS SUSAN MCCLENDON INSTEAD OF SUSAN MCCLELLAND.
HENDERSONVILLE, SUMNER CO. STATE OF TENN.

OSCAR DOGAN
FRED PHILLIPS

THE ABOVE NAMED PARTIES,OSCAR DORGAN & FRED PHILLIPS HAVE MADE OATH THAT THE ASOVE SIGN INSTRUMENT IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE & BELIEF THIS MCH 25,1929. (SEAL) J.M.SUMMERS, N.P .MY COMMISSION EXP JULY 1931

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ELLIS R HITT AND WIFE MAMIE LEE HITT, THEIR ..... heirs and assigns, forever, and ..... WE ..... do covenant with the said ELLIS R HITT AND MAMIE LEE HITT ..... that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE ..... OURSELVES, OUR ..... do further covenant and bind ..... heirs and representatives, to warrant and forever defend the title to said land to the said ..... ELLIS R HITT AND MAMIE LEE HITT, THEIR ..... heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness OUR hand S, this 25 day of MARCH 1929
Witness: SUSAN MCCLENDON
F.E.MCCLENDON

STATE OF TENNESSEE, DAVIDSON COUNTY. ACK.BEFORE NOTARY PUBLIC

Personally appeared before me, S.H.WILHOITE a Notary Public in and for said County and State, the within-named SUSAN MCCLENDON AND HUSBAND F.E.MCCLENDON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And SUSAN MCCLENDON wife of the said F.E.MCCLENDON, having appeared before me privately and apart from HER husband, the said SUSAN MCCLENDON acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 28 day of MARCH 19 29
Commission Expires 9 day of JULY 19 32 (Seal) S.H.WILHOITE
Notary Public.

Rec'd. SEPT 9,1929 AT 10^15 A.M.

617

NUMBER 49983,RECORDED SEPT 28,1929. C.O.TINNIN ET UX TO H M.COURTNEY ET UX

For and in consideration of the sum of THREE HUNDRED DOLLARS PAID AND TO BE PAID AS FOLLOWS: $50.00 CASH PAID BY H.M.COURTNEY THE RECEIPT OF WHICH IS HERE ACKNOWLEDGED AND FOR THE REMAINDER,H.M.COURTNEY HAS EXECUTED FIVE PROMISSORY NOTES FOR $50.00 EACH,OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF C.O.TINNIN,AND BEARING INTEREST FROM DATE. THE FIRST NOTE FALLS DUE OCTOBER 7,1928,AND THE OTHERS ON OCT 7, 1929, OCT 7,1930, OCT 7,1931,AND OCT 7,1932,RESPECTIVELY. IT IS EXPRESSLY AGREED BY AND BETWEEN THE SAID C.O.TINNIN AND H.M.COURTNEY,THAT IF ANY OF SAID NOTES SHALL AT ANY TIME BE UNPAID EITHER IN WHOLE OR IN PART THREE MONTHS AFTER MATURITY ALL OF THE NOTES SHALL THEREUPON BECOME DUE.

WE,C.O.TINNIN,AND WIFE,ELIZABETH TINNIN,HAVE BARGAINED,AND SOLD AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID H.M.COURTNEY,AND WIFE,WINNIE MAY COURTNEY,THEIR HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, AS FOLLOWS:

IN THE 10TH CIVIL DISTRICT AND BEING LOT NO (13) THIRTEEN IN THE J.M.HARRIS SUBDIVISION AT GOODLETTSVILLE,TENNESSEE,AS OF RECORD IN BOOK NO 547,PAGE 46,REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. SAID LOT NO 13 FRONTS ONE HUNDRED (100) FEET ON THE SOUTHERN SIDE OF HARRIS STREET AND RUNS BACK BETWEEN PARALLEL LINES THREE HUNDRED (300) FEET TO THE NORTHERN BOUNDARY OF S.D.BELL'S PROPERTY, IT IS EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN THE UNDERSIGNED AND THE SAID H.N.COURTNEY AND WIFE,WINNIE MAY COURTNEY,THEIR HEIRS,AND ASSIGNS,AS FOLLOWS: THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED ON THE SAID LOT, COSTING LESS THAN ONE THOUSAND DOLLARS ($1000.00) THE COST OF SUCH HOUSE HEREIN PROVIDED FOR TO BE UNDER A REASONABLE ESTIMATE. THE FOREGOING STIPULATION AND COVENANT SHALL ATTACH TO AND RUN WITH THE LAND, AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO MAY NOW OR HEREAFTER OWN POSSESS OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H.M.COURTNEY AND WIFE, WINNIE MAY COURTNEY, THEIR ..... heirs and assigns, forever, and ..... WE ..... do covenant with the said H.M.COURTNEY AND WINNIE MAY COURTNEY ..... that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE ..... OURSELVES OUR ..... do further covenant and bind ..... heirs and representatives, to warrant and forever defend the title to said land to the said ..... H.M.COURTNEY AND WINNIE MAY COURTNEY, THEIR ..... heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness OUR hands, this 7TH day of OCTOBER,1929
Witness: C.O.TINNIN
ELIZABETH TINNIN

STATE OF TENNESSEE, DAVIDSON COUNTY. ACK.BEFORE NOTARY PUBLIC

Personally appeared before me, S.H.WILHOITE a Notary Public in and for said County and State, the within-named C.O.TINNIN,AND WIFE,ELIZABETH TINNIN the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ELIZABETH TINNIN wife of the said C.O.TINNIN, having appeared before me privately and apart from HER husband, the said ELIZABETH TINNIN acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 9 day of OCTOBER 19 29
Commission Expires 4 day of MAR. 19 33 (Seal) S.H.WILHOITE
Notary Public.

Rec'd. SEPT 6,1929 AT 8:30 A.M.

Fx H1217