Karen Johnson Davidson County
Batch# 914547 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220909-0101132

This instrument was prepared by:
Joseph L. Lackey, Jr. [*name*]
1608 17th Ave. S. [*street or postal address*]
Nashville, TN, 37212 [*city, state, zip code*]

GRANTEE(S): Charles E. Bain

SEND TAX NOTICES TO: 709 SPRING HOUSE CIRCLE, BRENTWOOD, TN, 37027

MAP PARCEL NUMBER: 160-11 Parcel 6

# AFFIDAVIT OF HEIRSHIP

*Tennessee Code Annotated § 30-2-712.*

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is Charles E. Bain. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 709 Spring House Circle, Brentwood, TN, 37027. [*street address, city, state, zip code*]

3. I have personal knowledge of the matters stated in this Affidavit.

4. On July 8, 2022 [*date of death*], Marjorie B. Bain [*full name of decedent*] died at Davidson County [*place of death*]. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 709 Spring House Circle Brentwood, TN, 37027 [*address*] in Davidson County, Tennessee, more fully described as: [*complete legal description*]
   See Attached Exhibit A._____
   _____
   For prior title, see Book 7105 [*number*], Page 950 [*number*] in the Register's Office of Davidson County, Tennessee.

6. At the time of the Decedent's death, the Decedent resided at 709 Spring House Circle, Brentwood, TN, 37027.

7. The estate of the Decedent ..... [*select one*]
   ☒ Was not administered in a proceeding supervised by a court.
   ☐ Was administered in a proceeding supervised by a court in _____ [*county and state*] in the _____ [*court*] in case no. _____.

8. Facts concerning my relationship to the Decedent are: Husband.

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: the house at 709 Spring House Circle was in the name of Charles E. Bain and his wife, Marjorie B. Bain. This constitutes a tenancy by the entireties, and Charles E. Bain, the Affiant, survives the death of his wife, Marjorie B. Bain, who was also known as Marjorie Ann Bain.

Charles E. Bain
Affiant

Sworn to and subscribed before me this 9th day of September, 2022

My Commission expires: 11-3-2025

Notary Public



Exhibit A

A description of the property at 706 Spring House Circle, Brentwood, TN, 37027, the property described in the Affidavit of Heirship, is as follows:

"HEREINAFTER called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

LAND in Davidson County, Tennessee, being Lot No. 70 on the resubdivision of Lots 69, 70, 105, 106, and 107, Phases 1 and 2, Plan of Hearthstone Subdivision, of record in Book 5790, page 575, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed by quitclaim deed from Radnor/Nashville Corporation to Radnor Homes, Inc. of record in Book 7105, page 948, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by warranty Deed from Radnor Homes, Inc. to Charles E. Bain and wife Marjorie B. Bain of record in Book 7501, page 950, Register Office of Davidson County, Tennessee. The said Marjorie B. Bain having died on July 8, 2022.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record."