This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO MQ-22-3848

Map and Parcel: 042-06-0-006.00

Karen Johnson Davidson County
Batch# 929931 AFFIDAVITH
10/14/2022 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221014-0112842

AFFIDAVIT AS TO HEIRS
of
MILDRED A. GARDNER
(Pursuant to T.C.A. §30-2-712)

State of TN
County of Davidson

On the 23 day of September, 2022, before me personally appeared **David Dice**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Mildred A. Gardner**, "the Decedent."

And That the Affiant knew the Decedent for over 25 years and is familiar with Decedent's family history as they have been **a family friend** during this time period.

And that said Decedent died on or about **May 25, 2018, a widow**, having been predeceased by their spouse, James Thomas Gardner, who died on or about **September 17, 1997**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Mildred A. Gardner**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Peggie Werrbach	**Daughter**
Joshua Adam Corbitt	**Grandson**
Tara Dawn Frazier	**Granddaughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Peggie Werrbach, Joshua Adam Corbitt,** and **Tara Dawn Frazier,** as all the heirs of **Mildred A Gardner. Mildred A. Gardner** was predeceased by two daughters, **Annette M. Gardner aka Annette Marie Gardner** and **Cecelia Ann Gardner. Annette M. Gardner** died divorced on or about May 16, 2009. **Annette M. Gardner** was survived by her son, **Joshua Corbitt** and left no other children, adopted children, or descendants of deceased children or adopted children, except as listed herein, leaving Joshua Corbitt as all the issue of **Annette M. Gardner. Cecelia Ann Gardner** died on or about January 1, 2012. **Cecelia Ann Gardner** was survived by her daughter, **Tara Dawn Frazier** and left no other children, adopted children, or descendants of deceased children or adopted children, except as listed herein, leaving **Tara Dawn Frazier** as all the issue of **Cecelia Ann Gardner**.

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property. Reference is made to the previously filed, affidavits of heirship that contain erroneous information, of

record in Instrument No. 20220718-0082280 and Instrument No. 20220718-0082281, Register's Office for Davidson County, Tennessee. Said affidavits of heirship omitted heirs Peggie Werrbach and Tara Dawn Frazier.

State of TN
County of Davidson

I, **David Dice**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

David Dice

Sworn to and subscribed before me on this 23 day of September, 2022.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

EXHIBIT A

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, in the 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.

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 2330, Page 123, R.O.D.C.); thence South 75 degrees 49 minutes 10 seconds East, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence South 83 degrees 14 minutes 30 seconds West, 219.51 feet to a concrete monument set; thence North 2 degrees 51 minutes 30 seconds East, 80.00 feet to the beginning, containing 0.199 acres more or less.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 901 Nesbitt Lane, Madison, Tennessee 37115.

Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/2022.

Affiant Signature

10/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON