Karen Johnson Davidson County
Batch# 931736 AFFIDAVITH
10/19/2022 03:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221019-0114199

This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 CENTERVIEW DRIVE, SUITE 140
BRENTWOOD, TN 37027

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Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
CONNIE H. RICHARDSON CLINTON H. RICHARDSON COLIN T. RICHARDSON CODY L. RICHARDSON 1205 BEDFORDSHIRE CT. NASHVILLE, TN 37221	SAME	142-16-A-059

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

AFFIDAVIT OF HEIRSHIP

CONNIE H. RICHARDSON, hereinafter referred to as the "Affiant," being first duly sworn, makes oath as follows:

1. The Affiant resides at 1205 Bedfordshire Court, Nashville, Tennessee, 37221.

2. The Affiant personally knew Donald L. Richardson, also known as Donald Lee Richardson (hereinafter referred to as "Decedent") and has personal knowledge of the family of the Decedent by reason of being the spouse of Decedent.

3. The Decedent died on September 12, 2019 and was at the time a resident of Davidson County, Tennessee.

4. The following described real estate in Davidson County, Tennessee was property in which Decedent had an interest:

   1205 Bedfordshire Court
   Nashville, Tennessee 37221

   Affiant acknowledges and agrees that the Warranty Deed attached as EXHIBIT A, showing Decedent's ownership of the property as of his date of death, as recorded in Book 11044, Page 493, Register's Office of Davidson County, Tennessee is what it purports to be.

5. Affiant acknowledges that Decedent died intestate, and the estate of the Decedent was not administered in a proceeding supervised by a court.

6. That Decedent's spouse, Connie H. Richardson, who is one and the same as the Affiant, survived the Decedent.

7. That the following persons are ALL the children born to or adopted by Decedent during Decedent's lifetime:

a. Clinton Hays Richardson (Living Adult Son)
b. Colin Tate Richardson (Living Adult Son)
c. Cody Lee Richardson (Living Adult Son)

8. That Decedent was survived by all of his children as identified above in paragraph 7.

9. Based on the foregoing, the following are the heirs of the Decedent:

   a. Connie H. Richardson – Spouse
   b. Clinton Hays Richardson – Adult Son
   c. Colin Tate Richardson – Adult Son
   d. Cody Lee Richardson - Adult Son

10. This affidavit is freely given pursuant to T.C.A. §§ 30-2-712 et. seq., to help establish and reflect heirship with respect to real property owned by Donald L. Richardson, also known as Donald Lee Richardson, in Davidson County, Tennessee, and elsewhere, at the time of his death.

    Further Affiant saith not.

Dated this 18th day of October 2022.

Connie H. Richardson
CONNIE H. RICHARDSON, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CONNIE H. RICHARDSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee, this 18th day of October 2022.

Rachel Schow
Notary Public
My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0469222
IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40063
Dav. Co. File: Box 8

98 JUL 31 AM 10:59

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 11044 PAGE 493

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald L. Richardson 1205 Bedfordshire Court Nashville, TN 37221	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 142-16-A-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 240000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Perry A. Michel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald L. Richardson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Devon Park, Phase Two of record in Plat Book 6250, Page 432, Register's Office for said County.

SAID Lot No. 59 fronts 51.01 feet on the westerly margin of Bedfordshire Court and extends back 180.51 feet on the southerly line and 143.31 feet on the northerly line to a dead line in the rear, measuring 116.68 feet thereon.

BEING the same property conveyed to Perry A. Michel and wife, Alda L. Michel and Lula F. Nichols, unmarried by deed from Y & F Enterprises, a partnership of Fred Yazdian and Barry Friedman of record in Book 6937, Page 237, Register's Office for said County. The said Lula F. Nichols and Alda L. Michel have both since died, with Alda L. Michel predeceasing Lula F. Nichols. The will of Lula F. Nichols of record in Will Book 5, Page 234, Chancery Court Clerks Office for Cheatham County, Tennessee devised subject property to Perry A. Michel. By Quitclaim Deed of record in Book 10913, Page 559, said Register's Office, the said Perry A. Michel, unmarried, conveyed a 20% undivided interest in subject property to Leona Hargis as tenant in common. By Quitclaim Deed of record in Book 10928, Page 744, said Register's Office, the said Leona Hargis conveyed her interest ins subject property to Perry A. Michel.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a 25 foot minimum building setback line from Bedfordshire Court, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, a 10 foot electrical and telephone easement along the easterly front line of said lot, and a fire hydrant located on the southeasterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as amended in Book 6541, Page 542, Book 6967, Page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 16, 1998, which discloses that the concrete drive encroaches the 10' telephone and electric easement.; A Storm Water Detention Agreements of record in Book 6145, Page 252, and Book 6503, Page 144, said Register's Office.

This is improved property, known as: 1205 Bedfordshire Court, Nashville, TN 37221

202210190114199

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1998.

Perry A. Michel

Perry A. Michel

State of Tennessee
County of Davidson

On this 30th day of July, 1998, before me the undersigned authority, personally appeared **Perry A. Michel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1998.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0882 07/31 0101 03CHECK 896

Wldoc Deed Wty—12/92

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11044 PAGE 495

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	240000.00
CON TX	888.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	899.00
CHECK	899.00

07/31/98 01 11:00 0001 0802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469222 IDENTIF. ▲ REFERENCE

98 JUL 31 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326419

202210190114199

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 October 18, 2022 (date of document).

James M. Adcox III

Signature

October 18, 2022

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of October, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 03/03/2026