(1)

Karen Johnson Davidson County
Batch# 931898 AFFIDAVITH
10/20/2022 10:27:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221020-0114427

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared by:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP

We, James T. Pittman, Jr., and Janel Pittman, Affiants, have personal knowledge of the matters stated in this Affidavit and being first duly sworn, make oath as follows:

1. That we, respectively, reside at the following addresses:

James T. Pittman, Jr.: 10086 Betts Road, Greenbrier, TN 37073-4939
Janel Pittman: 5325 Buena Vista Pike, Unit B, Nashville, TN 37218

2. Our father, James T. Pittman, Sr., died July 23, 2017 leaving our mother Wanda M. Pittman, AKA Wanda Smith Pittman, as his surviving spouse; and,

3. Our mother, Wanda M. Pittman, who never remarried, died November 19, 2021, without leaving a Last Will and Testament and a probate estate for our mother has not been opened; and,

4. That the real property to which this Affidavit applies is located in Davidson County, Tennessee, being improved property with an address of 330 Keeton Avenue, Nashville, Tennessee 37138, as further described as follows:

Land in Davidson County, Tennessee, being the southeasterly 71 feet of the northwesterly 88 feet of Lot No. 53 on the unrecorded Map of Scenic View and being designated as Lot "BB" on a map of resubdivision of certain lots in said Subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 13 feet northwest from the corner of Lots Nos. 53 and 54; said point being 892.2 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence southwesterly, parallel to the line between Lots Nos. 53 and 54, South 43 Deg. 59' West 165 feet to a point; thence North 46 deg. 10' West 71 feet to a point which is 16 feet southeast of the corner of Lots Nos. 52 and 53; thence North 43 deg. 59' East parallel to the line between Lots Nos. 52 and 53, 165 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 deg. 10' East 71 feet to a point of beginning.

5. We are the sole heirs of our mother Wanda M. Pittman. No other children were born to or adopted by her during her lifetime; and,

6. Our mother did not receive Tenncare benefits during her lifetime; see Tenncare release letter attached hereto as Exhibit A; and,

7. The affiants certify that they are aware that separate Affidavits of Heirship have been executed and recorded of record in the Register's Office for Davidson County, Tennessee, in Instrument No. 20220725-0084639, attested to by Nathan Lee Smith, and in Instrument No. 20220725-0084640, attested to by Jack Bruce Batson, and we further certify that they were familiar with our family and possess the necessary knowledge to execute same as truthful and accurate.

8. We further acknowledge that this AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

FURTHER, AFFIANTS SAITH NOT.

As provided in Tennessee Code Annotated 30-2-712, "Whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

WITNESS OUR HANDS THIS 1 **DAY OF** October **, 2022.**

James T. Pittman, Jr., Affiant

Janel Pittman, Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of October, 2022, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, James T. Pittman, Jr., and Janel Pittman, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true to the best of Affiant's own knowledge.

A. Scott Hubbard

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File 22-628