Karen Johnson Davidson County
Batch# 950375 AFFIDAVITH
12/12/2022 11:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221212-0128860

THIS INSTRUMENT WAS PREPARED BY:
R. Houston Akin, Attorney
1103 Holly Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP RE: KATHRYN BAIRD CHAFFIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared Janice Alexander, "Affiant", who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 6729 Christiansted Lane, Nashville, TN 37211; and

That she is a long-time friend of the family of Kathryn Baird Chaffin, deceased, "Decedent", having known her for over 60 years, and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about October 5, 2022, a resident of Davidson County, Tennessee, residing at 478 Hickory Glade Drive, Antioch, TN 37013; and

That Decedent was widowed at the time of her death; and

That Decedent was survived by her daughter, Melissa C. Hunter, Decedent's only biological or adopted child; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Old Republic National Title Insurance Company in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Unit No. 84, on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, amended in Book 6900, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn Chaffin and Missy C. Hunter, as tenants in common by quitclaim deed dated June 11, 2021, from Kathryn Chaffin, an unmarried woman, of record in Instrument No. 20210628-0087292, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kathryn Chaffin, an unmarried woman by deed dated April 16, 2007, from Kenneth Irelan and Sharon Kimbrell, of record in Instrument No. 20070420-0047466, Register's Office for Davidson County, Tennessee.

Further, Affiant sayeth not.

Janice Alexander (L.S.)
Janice Alexander

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2022.



Notary Public

My Commission Expires: 5/19/26

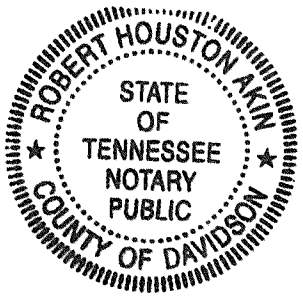
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Janice Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 18th day of November, 2022.

Notary Public

My Commission Expires: 5/9/26



TRUE COPY CERTIFICATION

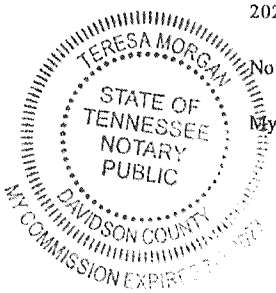
I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on NOVEMBER 18, 2022

12/12/22

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 12TH day of DECEMBER, 2022



Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023