THIS DOCUMENT PREPARED BY:

Barbara J. Moss
Elder Law of Nashville PLC
162 Woodmont Blvd
Nashville, TN 37205

OWNERS:
Susan D Jones
6495 Hwy 51
Wilsonville, AL 35186

Map & Parcel:
104-04 0 120.00

SEND TAX NOTICE TO: **Same**

Karen Johnson Davidson County
Batch# 956490 **AFFIDAVITH**
12/30/2022 09:43:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221230-0133843

AFFIDAVIT OF INHERITANCE

STATE OF ALABAMA)
COUNTY OF Shelby)

The undersigned, April Sharpe, being duly sworn, deposes and says:

Nell F. Haggard, a resident of Davidson County, Tennessee, died on November 17, 2022, (death certificate attached). Ms. Haggard died owning the following real estate:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Criddle & Scruggs Subdivision of Lot 7, O. B. Hayes' Plan of Large Lots, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Nell Frosh Haggard by deed from Madlock Enterprises of record in Book 6611, page 224, said Register's Office.

This property is known as 1015 17th Avenue South, Nashville, TN 37212.

At the time Nell F. Haggard died, she was widowed and had one child, Susan D. Jones, a resident of Wilsonville, Alabama.

The undersigned, April Sharpe, was a niece of Nell F. Haggard. She knew the family for more than 50 years.

Signed this 16 day of December, 2022.

April Sharpe

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared April Sharpe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal at my office in said County, on this 16th day of December, 2022.

Notary Public

Scott C. Kelley NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 12/19/2023

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.