Karen Johnson Davidson County
Batch# 965280 AFFIDAVITH
01/27/2023 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006391

SEND TAX NOTICE TO:
NEW OWNERS:
Lance Wrather
2613 Dorset St.
Murfreesboro, Tennessee 37130

THIS INSTRUMENT PREPARED BY:
William Cartwright
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste. 3
Murfreesboro, Tennessee 37129
(615) 785-2909

SEND TAX BILLS TO:
Lance Wrather
2613 Dorset St.
Murfreesboro, Tennessee 37130

MAP-PARCEL NUMBERS:
163-16-0A-369.00 CO

AFFIDAVIT OF HEIRSHIP

Comes now the Affiants, Lance Wrather and Michael Darby, being first duly sworn according to law and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of their own free will and bases upon their personal knowledge:

1. That affiants are over the age of eighteen (18) years and make all statements based on personal knowledge of all the facts contained in this affidavit.
2. That Lance Wrather is the son and only child of Charles William Wrather. Affiant Lance Wrather residing at 2613 Dorset St., Murfreesboro, TN 37130.
3. That Michael Darby is Lance Wrather's father-in-law and has been personally acquainted with Charles Wrather for approximately fifteen (15) years prior to his passing. Affiant Michael Darby residing at 4947 Hopedale Dr, Antioch, TN 37013.
4. That Charles Wrather resided at 1409 Pleasant Ridge Rd., Antioch, Tennessee 37013, Davidson County.
5. Charles Wrather passed away on the 8th day of May 2022, in Rutherford County, Tennessee.
6. At the time of his death, Charles Wrather, was not married.

7. Charles Wrather's Estate was administered in an Intestate Estate probate proceeding in the Probate Court of Rutherford County; case number 75PR1-2022-PR-599.

8. At the time of his death, Charles Wrather, owned real property in fee simple absolute, located at 1409 Pleasant Ridge Rd., Antioch, Davidson County, Tennessee 37013.

9. That Charles Wrather left no other children or adopted children or descendants of deceased children or adopted children.

10. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that the execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

11. That this Affidavit of Heirship may be relied upon by third parties to establish chain of title by descent and distribution.

12. That pursuant to the laws of Descent and Distribution of the State of Tennessee, all rights, title, and interest belonging to Charles William Wrather in the said real property located in Davidson County, State of Tennessee, shall be vested to LANCE WRATHER. Said Real Property described as follows:

Land in Davidson County, Tennessee, being Unit No. 369, as shown on the map entitled the Final Plat of Phase 3-B, Provincetown, A Horizontal Property Regime with Private Elements, of record as instrument No. 20080812-0082993 Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES WRATHER, unmarried, by Warranty Deed from KAMORA WILSON, an unmarried woman, of record in

instrument No. 20190702-0064168, recorded July 2, 2019, in the Register's Office of Davidson County.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

Further, Affiant sayeth not.

Dated this 25 day of January, 2023.

LANCE WRATHER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 25th day of January, 2023, before me personally appeared LANCE WRATHER, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Notary Public

My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dated this 25th day of January, 2023.

MICHAEL DARBY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 25th day of January, 2023, before me personally appeared MICHAEL DARBY, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

Notary Public

My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Cell 615-775-5774
for questions

Certificate of Authenticity

I, Lance Rutherford, 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 1/25/23.

Date

Affiant Signature

1/25/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of January, 2023.

Notary's Signature

My Commission Expires: 8/15/2026
Date

Notary's Seal (if on paper)

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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