Karen Johnson Davidson County
Batch# 969269 **AFFIDAVITH**
02/09/2023 01:25:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230209-0009608

Prepared by / return to:
Charles Limbaugh
3404 Oldfield Dr.
Nashville, TN 37214-2607

Reference:
Deed Book 1272, Page 862

AFFIDAVIT OF SURVIVORSHIP

As to Benjamin Michael (Benny) Musgrove of the STATE of Tennessee, COUNTY of Davidson:

I, Molly White Musgrove, 81 years of age, residing at 3404 Oldfield Drive, Nashville, TN 37214, depose and say:

That affiant was married to the above named decedent on January 1, 1960, in Rockmart, GA, and said decedent departed this life in Davidson County, State of Tennessee, on May 29, 1990, being 49 years old at the date of his death.

That affiant and decedent were duly and legally married at the time they acquired title as husband and wife, as tenants by entirety, to the below named real estate.

That the marital relationship which existed between them at the time they acquired title to said real estate remained in effect and unbroken until the date of his death.

That all debts of the decedent have been paid.

That decedent owned, at the time of his death, with his wife, as tenants by entirety, the following residence at 3404 Oldfield Drive, Nashville, TN, 37214, as recorded by Davidson County Register of Deeds in Deed Book 1272, Page 862, and identified by the Nashville Planning Department as Parcel Number 09705002200:

> Land in Davidson County, Tennessee, being lot No. 48, Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.
> SAID Lot No. 48 fronts 65 feet on the northerly margin of Oldfield Drive and runs back between lines 150 feet on the westerly line and 150 feet on the easterly line to a line at the rear measuring 64.95 feet thereon.
> BEING part of the same property conveyed to Ralph Stevens Construction Company, Inc., by deed from Waterfalls Developers, Inc., of record in Book 4153, Page 288, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, Page 478, Register's Office for Davidson County, Tennessee, with particular reference to No. 17 and the Plan of record in Book 3600, Page 29, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Oldfield Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

That affiant hereby invokes her right of survivorship for full ownership of said property and eliminates the decedent's interest in said property.

I, Molly White Musgrove, personally appeared before the undersigned notary public, and under oath or affirmation made the foregoing statements.

12-12-2022
Date

Molly W. Musgrove
Molly W. Musgrove

STATE of Tennessee COUNTY of Davidson

I am a Notary Public in and for the State and County named above. The person who signed this instrument has produced satisfactory identifying documentation. She personally appeared before me and signed this instrument. I declare under penalty of perjury that she appears to be of sound mind and under no duress, fraud, or undue influence.

My commission expires: 9/8/2025

L. Segree II
Signature of Notary Public

Stamp/seal

