Prepared By:
Broker Title and Escrow, LLC
1404 17th Ave South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 970913 AFFIDAVITH
02/14/2023 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230214-0010851

AFFIDAVIT OF HEIRSHIP

State of Tennessee)
County of Davidson)

I, Nettie Vaughn, hereinafter referred to as Affiant, being first duly sworn according to law, being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of their own free will and based upon their best personal knowledge and familiarity

1. That Affiant personally knew Donald K. Bentley, deceased, hereinafter referred to as Decedent, for over 34 years and has personal knowledge of the family of Decedent.

2. That Affiant, knew that at his date of death said Decedent, Donald K. Bentley, held an interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of V.H. Dixon's Subdivision of record in Book 2063, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 59 feet on the westerly said of 39th Avenue, North and runs back 124.7 feet on the north line and 124.6 feet on the south line to a 12-foot alley and measures 59 feet thereon.

Being the same property conveyed to Donald K. Bentley and wife, Mary G. Bentley by Warranty Deed from Capitol Realty Company, Inc. dated 9/29/1954 and filed of record in Book 2299, page 585, in the Register's Office for Davidson County, Tennessee. Mary G. Bentley died 12/23/1991 leaving Donald K. Bentley the surviving tenant by the entirety. Further being the same property conveyed to D.K. Bentley, et ux from the Chancellor of the Chancery Court for Davidson County, Tennessee by Decree for Redemption filed of record in Instrument No. 20051007-0121480, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 1005 39th Ave N, Nashville, TN 37209

3. That Decedent, Donald K. Bentley, died 9/17/1996, and was at that time a resident of Davidson County, Tennessee.

4. That Decedent died intestate.

5. That Decedent died with no surviving spouse.

6. That the following person is all of the known children that Decedent had during the Decedent's lifetime and that the following person constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent:

Denise Bentley, daughter

7. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

Dated this 17th day of ~~October~~ November, 2022.
TM

Affiant Signature

Subscribed and sworn to before me this
17th day of ~~October~~ November, 2022.
TM

Notary Public
My Commission Expires:

THOMAS MAGNANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 7, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/17/22 (date of document).

Affiant Signature

12/13/22
Date

State of Tennessee

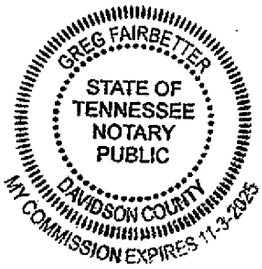
County of Davidson

Sworn to and subscribed before me this 13th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212