Karen Johnson Davidson County
Batch# 974217 AFFIDAVITH
02/24/2023 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230224-0013361

Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

(Heirs at Law for Title Insurance Purposes)

The undersigned do hereby state and affirm as follows:

1. That Brownie E. Nicks ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;
2. That said Owner died intestate (i.e. without a will) August 20, 1992 with a principal residence at time of death of 2543 Woodberry Drive, Nashville, TN 37214;
3. That Brownie E. Nicks had three children: Daniel Wayne Nicks, Sandra Nicks King and Jerry Neal Nicks;
4. Jerry Neal Nicks predeceased Brownie E. Nicks, having died intestate on or about January 29, 1972;
5. Jerry Neal Nicks died never having had any children. It is noted that Jerry Neal Nicks had four step-children (Lee Greengrass, Brian Greengrass, Jason Greengrass and Spencer Greengrass). He never legally adopted them;
6. That the following are the lineal descendants of Owner, Brownie E. Nicks, at the date of death:

Surviving Spouse:	**Children of Deceased Children:**
NONE	NONE

Surviving Children:

Daniel Wayne Nicks

Sandra Nicks King

7. That Daniel Wayne Nicks has since died and devised said property to his sister, Sandra Nicks King, pursuant to his Last Will and Testament; filed for probate in Case No. 10P 1277, Probate Court for Davidson County, Tennessee.
8. That the undersigned are the heir(s) at law of said Owner and hereby warranty as follows:
    a. There are no judgments, pending litigation, executions or attachments in or form any court affecting said real property;
    b. The undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor their respective closing and/or title company;
    c. In consideration of the issuance of title insurance by closing and/or title company on said real property, the undersigned agrees to indemnify and hold harmless their respective closing and/or title company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against said Owner or said real property.

Dated this 23rd day of February, 2023.

Sandra King
Signature

SANDRA KING
Name

4034 Buck Hill Rd. Nashville TN 37216
Address

STATE OF Tennessee

COUNTY OF Wilson

Sworn to and subscribed before me on this 23rd day of February, 2023.

Jason C. Nguyen
Notary Public

My Commission Expires: 4/26/25

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named SANDRA KING, the bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 23rd day of February, 2023.

My commission expires: 4/26/25

Jason C. Nguyen
NOTARY PUBLIC

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 69 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 179 feet on the west line and 193 feet on the east line to a dead line in the rear measuring 85.1 feet thereon.

Being the same property conveyed to Daniel W. Nicks and wife, Brownie E. Nicks from Odie M. Benson and wife, Louise J. Benson by Warranty Deed dated May 16, 1957 and recorded on June 6, 1957 in Book 2649, Page 281, Register's Office for Davidson County, Tennessee. Daniel W. Nicks and Brownie E. Nicks are both deceased and upon their death title vested by operation of law in their children Daniel Wayne Nicks and Sandra King. Daniel Wayne Nicks has since died and devised said property to his sister, Sandra King pursuant to his last will and testament, filed for probate in Case No. 10P 1277, Probate Court for Davidson County, Tennessee.

Further being the same property conveyed to Sandra King from Jeffrey Wayne Nicks, Executor of the Estate of Daniel Wayne Nicks by Executors Quitclaim Deed dated March 23, 2011 and recorded on May 25, 2011 in Instrument No. 20110525-0040162, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 2/23/2023 (date of document).

Affiant Signature

2/23/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

