Karen Johnson Davidson County
Batch# 976503 AFFIDAVITH
03/02/2023 03:32:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0015187

This instrument was prepared by:
Brenda McLemore PATTON [name]
3018 CAPPS Dr. [street or postal address]
Nashville, TN 37207-3206 [city, state, zip code]

GRANTEE(S): Brenda McLemore PATTON [names]

SEND TAX NOTICES TO: Brenda McLemore PATTON, 3018 CAPPS Dr, Nashville, Tn 37207-3206
[postal address, city, state, zip code]

MAP PARCEL NUMBER: 20071129-0138401

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is Brenda McLemore PATTON. I will refer to myself in this Affidavit as the Affiant.
2. I reside at 3018 Capps Dr., Nashville, TN 37207-3206. [*street address, city, state, zip code*]
3. I have personal knowledge of the matters stated in this Affidavit.
4. On 06-17-2015 [*date of death*], Edward Lee PATTON [*full name of decedent*] died at St. Thomas Mid-Town Hosp [*place of death*]. I will refer to this person as the Decedent.
5. The real property to which this Affidavit applies is located at 3018 Capps Dr. Nashville, Tn 37207-3206 [*address*] in Davidson County, Tennessee, more fully described as: [*complete legal description*] See ATTACHED

   For prior title, see Book 2900 [*number*], Page 9 [*number*] in the Register's Office of Davidson County, Tennessee.
6. At the time of the Decedent's death, the Decedent resided at 3018 Capps Dr, Nashville, TN 37207-3206 [*street address, city, state, zip code*]
7. The estate of the Decedent ..... [*select one*]
   - ☑ Was not administered in a proceeding supervised by a court.
   - ☐ Was administered in a proceeding supervised by a court in _____ [*county and state*] in the _____ [*court*] in case no. _____.

8. Facts concerning my relationship to the Decedent are: Spouse

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: Spouse

Brenda McLemore Patton
Brenda McLemore Patton
Affiant

Sworn to and subscribed before me this 2nd day of March, 2023

My Commission expires: My Commission Expires November 6, 2024

Notary Public

TERENCE A. POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

203

File No. 271001595

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/07 10:27 2 pgs
Fees:13.00 Taxes:351.13
20071129-0138401

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

x Edward L. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2007.

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)

Notary Public
MY COMMISSION EXPIRES: 8/23/2011

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Patton	JPMorgan Chase Bank, N.A.	Map 060-05-0 Parcel 018.00
(NAME) 3018 Capps Drive	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacky W. McMurtry and Janet L. McMurtry, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward L. Patton

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Map of Aldrich Heights Subdivision, Section Four, as of record in Book 2900, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 fronts 90.00 feet on the Northeast margin of Capps Drive and extends back 346.9 feet on the Northwest line and 376.2 feet on the Southeast line to a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Jacky W. McMurtry and Janet L. McMurtry, Husband and wife by Warranty Deed dated April 19, 2005, from Bobby Gene McMurtry and Freida M. McMurtry, Husband and wife, of record by Instrument No. 20050420-0044137 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3018 Capps Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.