Foundation Title & Escrow Series, LLC
4275 Central Pike
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 978172 AFFIDAVITH
03/08/2023 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230308-0016620

AFFIDAVIT OF HEIRSHIP

(Disinterested Persons in Compliance with T.C.A. § 30-2-712)

The undersigned do hereby state and affirm as follows:

1. That Charlie Maurice Pepper ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;

2. That the undersigned personally knew said Owner for over 43 years and has personal knowledge of the family of said Owner; as Cousin

3. That said Owner died on February 28, 2022 with a principal place of residence at time of death of 3401 Anderson Road, Unit 60, Antioch TN 37013;

4. That the following are the lineal descendants of said Owner at the date of death:

   Surviving Spouse: NA

   Children:
   Sybil Pepper Spencer
   1192 Dennison Dr.
   Clarkston, GA 30021

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended, including two (2) affidavits by disinterested who have attested to the veracity of the statements made herein to the best of their knowledge;

Dated this 17th day of February, 2023.

Shirley Cathey

836 Lenox Place, Goodlettsville, TN 37072
Address

STATE OF Tennessee

COUNTY OF Sumner

Sworn to and subscribed before me on this 17th day of February, 2023.

Notary Public

My Commission Expires: 6-16-26

(SEAL)



EXHIBIT "A"

Being Lot No. 60 on the Plan of Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, in the 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 C. Maurice Pepper, unmarried, by Warranty Deed from Jeffrey Majors Taylor, an unmarried person, dated December 11, 2007 and recorded December 18, 2007 in Instrument No. 20071218-0145099, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded to correct the Grantee's name on March 12, 2013 in Instrument No. 20130312-0024476, in the Register's Office for Davidson County, Tennessee.

The said C. Maurice Pepper having since died on February 28, 2022.

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2/17/23. (Date of Document)

Affiant Signature

Date: 3/8/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 8 day of March, 2023

Notary Public

My Commission Expires: 7/20/25

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD