Foundation Title & Escrow Series, LLC
517 Cason Lane, Ste. G
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 982209 AFFIDAVITH
03/20/2023 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230320-0019620

AFFIDAVIT OF HEIRSHIP
(Heirs at Law for Title Insurance Purposes)

The undersigned do hereby state and affirm as follows:

1. That Everett M. Smith ("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 on November 8, 2021, with a principal place of residence at time of death of 3480 Binkley Road, Joelton, TN 37080;

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

   Owner was divorced at the time of his death. Owner's surviving heirs were his four children: daughter, Angela Smith Moore; son, Christopher M. Smith; daughter, Hayley Bryant; son, William Trevor Smith. The undersigned is not aware of any other children or predeceased children of Owner.

4. That the undersigned is an heirs at law of said Owner and hereby warrant as follows:

   a. There are no judgments, pending litigation, executions or attachments in or from 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 15th day of March, 2023.

Christopher M. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 15th day of March, 2023.

Notary Public

My Commission Expires:

(SEAL)



EXHIBIT "A"

Land in Davidson County, Tennessee, Beginning at a concrete monument in the Northern right of way of Binkley road, being the S. E. corner of Garfield Newman land, and said monument being located 2860 feet East of Bidwell road; thence with the E. line of said Newman land N. 14° 29' 57" E. 446 feet to an iron pin, N. E. corner of said Newman land; thence S. 68° 27' 16" E. 221 feet to an iron pin, the N. W. Corner of Eddie Binkley land; thence with W. line of Eddie Binkley's land, S. 14° 30' 31" W. 435.80 feet to a concrete monument on North margin of right of way of Binkley Road; thence with Northern right of way of Binkley road, N. 73° W. 100 feet and N. 69° 30' W, 120.01 feet to the beginning, according to survey of Thomas H. Alley, surveyor, License No. 922, made November 15, 1985.

NOTE for information purposes only: prior deed references subject property to contain 2.228 acres, more or less.

Being the same property conveyed to Everette M. Smith, unmarried man from Neal Davis and wife, Claudia Elaine Davis by Warranty Deed dated March 28, 2014 and recorded on April 8, 2014 in Instrument No. 20140408-0029365 , Register's Office for Davidson County, Tennessee. The said Everette M. Smith having since died on November 8, 2021, intestate, leaving Angela Smith Moore, Christopher M. Smith, Hayley Bryan, and William Trevor Smith. as his heirs at law. See Affidavits of Heirship recorded contemporaneously herewith in Instrument No.202303200019616 and Instrument No. _202303200019617_, in the Register's Office for Davidson County, Tennessee. The decedent's estate having been administered in the Probate Court for Davidson County, Tennessee, Docket No. 22P7.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/2023.

Affiant Signature

3/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23