This instrument was prepared by:
John M. Sheftall, Esq.
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Columbus, GA 31902-2707

Telephone No.: 706-243-6206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 991712 AFFIDAVIT
04/13/2023 09 10 31 AM 3 pgs
Fees $17 00 Taxes $0 00
20230413-0027089

HALEY LELAND NOTARY EXPIRES GEORGIA MARCH 8, 2026 PUBLIC MUSCOGEE COUNTY

SWORN to and subscribed before me, this 5 day of April, 2023.

Notary Public
My commission expires: 3/8/26

Address New Owner:
James Robert King, Jr.
6420 Springwater Drive
Columbus, GA 31904

Send Tax Bills To:
SAME

Map/Parcel Nos.:
Map 069-07-0
Parcel 002-00

AFFIDAVIT OF HEIRSHIP

I, JAMES ROBERT KING, JR., as Executor of the Estate of MARGARET ROSETTA KING, after first being duly sworn according to law, hereby makes oath as follows:

1. Affiant, JAMES ROBERT KING, JR., is an adult resident of Columbus, Muscogee County, Georgia, residing at 6420 Springwater Drive, Columbus, Georgia, 31904.

2. Affiant is the surviving spouse of MARGARET ROSETTA KING, who owned the following tract or parcel of land in Davidson County, Tennessee:

> Being Lot No. 5 on the Plan of Gardner Meadows, of record in Book 2330, page 44, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 117 feet on the southerly side of Hydes Ferry Pike and extends back between parallel lines 350 feet to a dead line.

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Being the same property conveyed to Samuel Hayden and wife, Pauline Hayden by K. Gardner et ux, of record in Book 2451, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as 4219 Ashland City Highway, Nashville, Tennessee 37218.

3. PAULINE HAYDEN died in Davidson County, Tennessee on October 2, 2000, leaving as his surviving widower, SAMUEL HAYDEN, who died in Davidson County, Tennessee on January 10, 2008.

4. Upon the death of said SAMUEL HAYDEN, as the surviving widower of PAULINE HAYDEN, as aforesaid, he left as his sole next of kin and heirs at law his said daughters: MARGARET ROSETTA KING and SANDRA JANET HAYDEN.

5. Said property was transferred from SANDRA JANET HAYDEN and MARGARET ROSETTA KING to MARGARET ROSETTA KING by Quitclaim Deed recorded in the Office of the Register's Office for Davidson County, Tennessee, as instrument No. 20080131-0010269.

6. MARGARET ROSETTA KING died on April 27, 2022, a resident of Columbus, Muscogee County, Georgia, leaving a Last Will and Testament dated September 6, 2017, duly probated in the Probate Court of Muscogee County, Georgia, which leaves said property to her spouse, JAMES ROBERT KING, JR., as evidenced by an authenticated copy of the Will and Probate Petition attached hereto as Exhibit "A" and made a part hereof.

7. This Affidavit is made to establish fee simple title in the above-described property in JAMES ROBERT KING, JR., by virtue of his being the sole devisee of the property under the Will of his spouse, MARGARET ROSETTA KING.

AFFIANT SAITH FURTHER NOT.

WITNESS my hand this 30th day of March, 2023.

JAMES ROBERT KING, JR.

STATE OF GEORGIA)

COUNTY OF MUSCOGEE)

Personally appeared before me, the undesigned, a Notary Public in and for said County and State, the within named JAMES ROBERT KING, JR., the Affiant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument (Affidavit of Heirship) for the purposes therein contained.

WITNESS my hand and official seal at Columbus, Georgia, this 30th day of March, 2023.

NOTARY PUBLIC

My commission expires:_____

JOHN M SHEFTALL
NOTARY PUBLIC
MUSCOGEE COUNTY
STATE OF GEORGIA
My Commission Expires May 17, 2026

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