PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

Karen Johnson Davidson County
Batch# 994815 AFFIDAVITH
04/21/2023 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230421-0029554

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Cathy J. Morrison 1415 Springfield Highway Goodlettsville, TN 37072	Same	007 14 0 007.00

AFFIDAVIT OF HEIRSHIP

I, **Tammy Kay Nauman**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 1405 Springfield Highway, Goodlettsville, TN 37072 (the "Property"), which is more particularly described on the attached Exhibit A.

2. I have known Jay C. Jernigan and Norene P. Jernigan since 1978.

3. Jay C. Jernigan and wife, Norene P. Jernigan, purchased the Property on December 6, 1994 as tenants by the entirety.

4. Jay C. Jernigan died on January 29, 2023 without leaving a last will and testament. His wife, Norene P. Jernigan died on February 14, 2023 without leaving a last will and testament.

5. Decedents are survived only by their daughter, Cathy J. Morrison.

6. Upon Norene P. Jernigan's death all right, title, and interest to the Property passed by intestate succession to Cathy J. Morrison.

7. Cathy J. Morrison is now the sole owner of the Property.

8. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, April 21, 2023.

Tammy Kay Nauman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Tammy Kay Nauman, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on April 21, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GRIZZARD MANOR, SECTION FOUR, OF RECORD IN BOOK 4675, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PARCELS OF LAND; AS CONVEYED BY DEED OF RECORD IN BOOK 6174, PAGE 166, SAID REGISTER'S OFFICE.

PARCEL NUMBER 1
BEGINNING AT A POINT IN THE INTERSECTION OF THE PRESENT NORTHEAST RIGHT-OF WAY OF STATE ROUTE 11 WITH THE PRESENT NORTHWEST RIGHT-OF-WAY OF GRACELAND DRIVE ON HIGHWAY PROJECT 19032-2207-04; THENCE CURVING RIGHT AND NORTHWESTERLY 21 FEET MORE OR LESS ALONG THE PRESENT RIGHT-OF-WAY LINE OF STATE ROUTE 11 TO A POINT; THENCE NORTHWESTARDLY 285 FEET MORE OR LESS ALONG SAID PRESENT RIGHT-OF-WAY TO A POINT; THENCE NORTH 41 DEGREES 11 MINUTES 16 SECONDS EAST 7 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF' MID-TENN. WHOLESALE FLORISTS, INC. TO A POINT ON THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE SAID POINT BEING 50 FEET RIGHT AT PAPER LOCATED STATION 159+97.52; THENCE SOUTH 48 DEGREES 48 MINUTES 44 SECONDS EAST 304.52 FEET ALONG SAID PROPOSED RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 2,400 SQUARE FEET AND BEING PART OF THE PROPERTY CONVEYED BY JERRY C. HANKINS, TO MID-TENN. WHOLESALE FLORISTS, INC. OF RECORD IN BOOK 6093, PAGE 534, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BY THIS INSTRUMENT THE GRANTORS HEREBY CONVEY A TEMPORARY CONSTRUCTION EASEMENT OUTSIDE OF THE PROPOSED RIGHT-OF-WAY LINE. THE TITLE TO THE PROPERTY DESCRIBED BELOW REMAINS VESTED IN THE GRANTOR AND IS TO BE USED BY THE STATE OF TENNESSEE, ITS CONTRACTORS OR ITS ASSIGNED FOR A PERIOD OF THREE (3) YEARS.

PARCEL NUMBER 2
BEING A STRIP OF LAND 308 FEET MORE OR LESS IN LENGTH AND LYING NORTH EAST OF AND ADJACENT TO THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE OF STATE ROUTE 11 ON HIGHWAY PROJECT 19032-2207-04 VARYING IN WIDTH AS FOLLOWS: 12 FEET MORE OR LESS ALONG THE PRESENT NOR'THWEST RIGHT-OF-WAY OF GRACELAND DRIVE; 8 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 157+52 MORE OR LESS, 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+00 MORE OR LESS; 7 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+50 MORE OR LESS; THENCE 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 159+00 MORE OR LESS; 4 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF MID-TENN. WHOLESALE FLORISTS, INC. AND CONTAINING 1,720 SQUARE FEET.

Being the same property conveyed to Jay C. Jernigan and wife, Norene P. Jernigan, from Wilford E. Bailey and wife, Phyllis Ann Bailey, by deed of record in Book 9546, page 111, Register's Office of Davidson County, Tennessee. Jay C. Jernigan, Jr. having subsequently died on January 29, 2023, and wife, Norene P. Jernigan, having subsequently died on February 14, 2023, and said property having passed by intestate succession to their daughter, Cathy J. Morrison

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1405 Springfield Highway, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 April 21, 2023.

Affiant Signature

4/21/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, April 21, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026