This Form Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 995192 AFFIDAVITH
04/21/2023 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230421-0029717

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 Tina Jo Bowers ("Owner") owned that certain real property more particularly described as set forth below:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Swinging Bridge Heights as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 69 feet on the southeasterly corner of Hiller Drive and runs back 169.49 feet on the northeasterly line and 168.07 feet on the southwesterly line to a dead line in the rear on which it measures 66.47 feet.

Being the same property conveyed to Gwenden L. Davis and wife, Donna K. Davis, by Warranty Deed from Tommy Fawbush and wife, Lola Jean Fawbush, dated December 29, 1982 and recorded December 30, 1982 in Book 5984, Page 623, in the Register's Office for Davidson County, Tennessee. The said Gwenden L. Davis and Donna K. Davis having since divorced, and by Final Decree of Divorce recorded in Instrument No. 20050819-0098955, in the Register's Office for Davidson County, Tennessee, all right, title and interest belonging to the said Donna K. Davis was divested from her and vested into Gwenden L. Davis.

Further being the same property conveyed to Gwenden Lee Davis and wife, Ludie I. Davis by Quitclaim Deed from Gwenden Lee Davis, dated August 24, 2005 and recorded August 26, 2005 in Instrument No. 20050826-0102541, in the Register's Office for Davidson County, Tennessee.

The said Ludie Davis having died on January 5, 2019 leaving Gwenden Lee Davis as the surviving tenant by entirety. The said Gwenden Lee Davis having died testate on December 7, 2021 leaving Kenneth Lee Davis, Tammy Katherine Darlene Inman, Tina Jo Bowers, Amanda Lynne Scott and Brandon Shane Davis as his sole devisee's, his Last Will and Testament probated in Case No. 21P-2521, Probate Division, Davidson County, Tennessee. The said Tina Jo Bowers having died intestate December 29, 2022 leaving Betty Williams and Jimmy Bowers as her sole heirs at law.

Tax Parcel No. 043 04 0 017.00
Property Address: 113 Hiller Drive, Old Hickory, TN 37138

2. That the undersigned personally knew said Owner for over 26 years and has personal knowledge of the family of said Owner; Family Friend

3. That said Owner died December 29, 2022 with a principal place of residence at time of death of 48 Turkey Creek Hwy, Carthage, Smith County, Tennessee;

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

Surviving Spouse:
n/a

Children:
Betty Williams
Jimmy Bowers

Deceased Children:
n/a

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 5th day of APRIL, 2023.

Wes Rack
7776 Trousdale Ferry Pike
Lebanon TN 37090

Sworn to and subscribed before me this 5th day of APRIL, 2023.

Notary Public
Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared WES RACK and _____, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 5th day of APRIL, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

Certificate of Authenticity

I, Tonya Loftin, 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

April 5, 2023

Date

Tonya Loftin

Affiant Signature

April 21, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of April, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)