NEW OWNER:
Charles C. Vaughan, Jr.
William O. Vaughan
James S. Vaughan
David H. Vaughan
1010 Banks Drive
Greenbrier, TN 37073

THIS INSTRUMENT PREPARED BY:
JODY A. DORRIS
Attorney at Law, #35118
1106 Railroad Street
Greenbrier, TN 37073
Phone: 615-863-2015

SEND TAX NOTICE TO:
David Vaughan
1010 Banks Drive
Greenbrier, TN 37073

From information provided
No Title Search

Map & Parcels: 062 13 0 088.00
061 07 0 092.00
061 07 0 139.00
073 09 0 031.00
061 07 0 093.00

Please cross-reference to:
Deed References: 00005691-0000598
00005049-0000561
00005749-0000160
00009672-0000551
00002018-0000607

Karen Johnson Davidson County
Batch# 1004119 **AFFIDAVITH**
05/17/2023 08:06.49 AM 4 pgs
Fees: $22.00 Taxes $0 00

20230517-0036694

AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, David H. Vaughan, Executor of the Estate of Fairest S. Vaughan, after being duly sworn according to law, makes oath as follows:

1. David H. Vaughan is a citizen and resident of Robertson County, Tennessee, residing at 1010 Banks Drive, Greenbrier, Tennessee 37073.

2. Angie Blair is a citizen and resident of Rutherford County, Tennessee, residing at 215 Camelot Court, Smyrna, Tennessee 37167.

3. Fairest S. Vaughan died testate on May 26, 2022. She was survived by her children,

Charles C. Vaughan Jr., William O. Vaughan, James S. Vaughan, and David H. Vaughan.

4. Fairest S. Vaughan was predeceased by her husband, Charles C. Vaughan, Sr., died February 24, 2002. All property was jointly owned as tenants by the entirety, thus leaving Fairest S. Vaughan the sole owner of all property.

5. The Last Will and Testament of Fairest S. Vaughan was admitted to probate in Davidson County Circuit Court Probate Division No. 22P1259. In Article III of the Last Will and Testament of Fairest S. Vaughan, Fairest S. Vaughan devised all of her real property to her children, Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan, and David H. Vaughan. The Last Will and Testament of Fairest S. Vaughan is also of record in Instrument Number 20230410-0025510, Davidson County Register of Deeds Office.

6. The Estate of Fairest S. Vaughan has been fully administered in Davidson County Circuit Court Probate Division No. 22P1259. A TennCare Waiver is contained therein. At the time of her death, Fairest S. Vaughan, was the sole owner of record of the entire interest in fee in certain real property in the 6th Civil District of Davidson County, Tennessee, with deed references of 00005691-0000598, 00005049-0000561, 00005749-0000160, 00009672-0000551 and 00002018-0000607 in the Register's Office of Davidson County, Tennessee.

7. The aforedescribed real property has vested in and is now owned in fee simple in equal undivided interests by Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan and David H. Vaughan. This Affidavit is being executed for the purpose of clarifying title to the parcels of real property identified in paragraph 5 above which the Decedent owned at the time of her death and which passed to the aforesaid testate heirs in Article III of the Last Will and Testament of Fairest S. Vaughan.

8. Angie Blair is a lifelong personal friend of the family. As such, she is familiar with

the family lineage of Fairest S. Vaughan and the testate heirs identified herein as well as any possible intestate heirs. Angie Blair is not an intestate or testate heir of the aforesaid Decedent and has no independent legal or equitable interest in the real property described herein. She joins in this Affidavit solely to confirm the veracity of the information herein.

9. By signature hereto, the Affiants state under oath that they have personal knowledge that the facts contained in this Affidavit are true and correct; that they execute this Affidavit for the purpose of providing testimony about the individuals named herein; and that they further execute this Affidavit for identifying the real property owned by Fairest S. Vaughan at the time of her death that has now vested in fee to her testate heirs named herein, Charles C. Vaughan Jr., William O. Vaughan, James S. Vaughan, and David H. Vaughan, pursuant to Item III of her Last Will and Testament.

10. The Affiants execute this Affidavit freely and pursuant to the provisions of T.C.A. § 30-2-712, it is provided for the purpose of establishing facts concerning the testate heirs of Fairest S. Vaughan. The Affiants are aware that T.C.A. § 30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement and any affidavit of heirship known by such person to be false, or about what such person does not have sufficiently definite knowledge to justify the making of such a sworn statement is false, commits a Class E Felony.

Further, the Affiants sayeth not.

David H. Vaughan

Affiant – DAVID H. VAUGHAN, EXECUTOR
ESTATE OF FAIREST S. VAUGHAN

Angie Blair

Affiant – ANGIE BLAIR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared DAVID H. VAUGHAN, the within named Affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 4th day of April, 2023.

Sarah Doris
Notary Public

SARAH DORIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: 3/20/24

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ANGIE BLAIR, the within named Affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 28th day of March, 2023.

Brenda Walker
Notary Public

My commission expires: 1-30-24

BRENDA WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY