This instrument prepared by:
NOTESTINE LAW FIRM
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Karen Johnson Davidson County
Batch# 1011218 AFFIDAVITH
06/05/2023 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230605-0042475

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Bobby Todd Sneed, being first duly sworn, deposes and states, under oath as follows:

A. Herbert Howard Pipes a/k/a H. Howard Pipes, and Mary Jo Pipes, as tenants by the entirety, owned a certain parcel of real property described as and located at:

1. 115 Abbeywood Drive, Nashville, Tennessee 37215 (the Property).

B. Mary Jo Pipes has since died on or about February 22, 2009, and her interest vested in Herbert Howard Pipes a/k/a H. Howard Pipes, as the sole surviving tenant by the entirety.

C. Herbert Howard Pipes has since died on or about May 2, 2023.

D. Herbert Howard Pipes died intestate, and upon his death, the interest in the below described real property was vested in his son, Steven C. Pipes, as his sole heir at law, pursuant to the laws of descent and distribution of the State of Tennessee..

E. The property in Davidson County, in which Herbert Howard Pipes a/k/a H. Howard Pipes owned an interest, is further described as:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Burton Hills Village of Abbeywood Tract 21, as of record in Plat Book 6900, Page 223, amended in Book 7147, Page 423, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Howard Pipes and wife, Mary Jo Pipes, by Warranty Deed from Mertech Realty, LP, a Tennessee Limited Partnership, of record in Book 9458, Page 236, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 115 Abbeywood Drive, Nashville, Tennessee 37215.

This is the same legal description found in the last Instrument of record.

F. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

G. The Affiant had known Herbert Howard Pipes a/k/a H. Howard Pipes for over 40 years as Personal / Business (relation).

Further the Affiant Saith Not.

Billy Todd Pipes
Affiant Signature

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Billy Todd Pipes on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20 day of June, 2023.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 6/2/23.

AFFIANT SIGNATURE

6/5/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5th day of June, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

