Prepared by:

PAUL A. RUTHERFORD
Brighter Day Law
107 Music City Circle, Ste 200
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1018332 AFFIDAVITH
06/23/2023 12 22 11 PM 2 pgs
Fees $12 00 Taxes $0 00
20230623-0047936

# AFFIDAVIT OF INHERITANCE OF REAL ESTATE

| Address of New Owner | Send Tax Bills to: | Parcel ID No. |
|---|---|---|
| Steven Bolton | Steven Bolton | 044050206.00 |
| 100 Keeton Avenue | 100 Keeton Avenue | |
| Old Hickory TN 37137 | Old Hickory TN 37137 | |

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Mary F. Tankersley, deceased, the owner of the following described real estate died on or about March 14, 2013, in Davidson County, Tennessee. Said land is commonly known as 100 Keeton Avenue, Old Hickory, Tennessee, 37137, and is described specifically as follows:

Being part of Lot No. 263, on the map of Rayon City, of record in Book 843, page 13, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Keeton Avenue at the corner of Lots Nos. 262 and 263; thence with the line between said lots and along the South line of Lot 261, Westerly 95.7 feet to the Northeasterly corner of the property conveyed to Murphy D. Kesley and wife, by deed of record in book 1025, page 488, said Register's Office, thence along their line, Southerly to a point in the line of Lot No. 269, which said point is 25 feet East of the line of Lot No. 260 as measured along the line of Lot No. 263, being Kelsey's corner; thence with the line between lots 263 and lots 268 and 269, Southeasterly 28.45 feet more or less to the property conveyed to Alec Bobo by deed of record in book 1077, page 264, said Register's Office; thence along Bobo's line, Easterly to the Westerly margin of Keeton Avenue, said point being 2 feet North of the corner lots of 263 and 265; thence with the margin of said Avenue, Northerly 48 feet to the beginning.

Being the same property conveyed to Mary F. Tankersley by Alice Burke by deed recorded with the Davidson County Register of Deeds as instrument no. 20041217-0150319.

The said Mary F. Tankersley died on March 14, 2013, unmarried at her death.

The undersigned, Steven Bolton, received all of Mary F. Tankersley's interest in the real estate described above by the provisions of the decedent's Last Will and Testament, executed on January 16, 2011 and duly recorded with the Davidson County Probate Court Clerk. There are no debts, liens or encumbrances existing on the above-described real estate.

Steven Bolton
Signature

Steven Bolton
Print Name

6/21/23
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Steven Bolton, the within named beneficiary, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon his oath, acknowledged that the statements contained herein are true to the best of his knowledge, information and belief and 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 the 21 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 5-3-27

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027