Karen Johnson Davidson County
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CRC SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION F HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINAT ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by LARRY PITTS whose mailing address is 3270 Fayetteville Highway, Lynchburg, TN 37352, and JO MARIE PITTS whose mailing address is 3270 Fayetteville Highway, Lynchburg, TN 37352.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is MARGARETE ELIZABETH BANDY executed for the purpose of establishing title to realty in and to the said heir-at-law of MARGARETE ELIZABETH BANDY.

2. MARGARETE ELIZABETH BANDY died intestate on August 30, 2022.

3. MARGARETE ELIZABETH BANDY was married at the time of her death to MARK TERRENCE BANDY.

4. The decedent was survived by two adult children: AUBREY BANDY BARNES and MARGARETE E. BANDY.

5. The decedent had no other adopted or biological children born during his lifetime.

6. MARK TERRENCE BANDY was appointed Administrator of the Estate of MARGARETE ELIZABETH BANDY, deceased, by an Order to Probate the Estate of Margarete Elizabeth Bandy filed March 31, 2023, in the Seventh Circuit Court for Davidson County, Probate Division, in the State of Tennessee, Estate No. 23P493.

7. At the time of MARGARETE ELIZABETH BANDY's death, she owned a parcel

of real property located in Madison, Davidson County, Tennessee, as follows: 1508 Saunders Avenue, Madison, TN 37115 **[MAP AND PARCEL:** 051-11-0-040.00**].**

> Land lying in Davidson County, Tennessee, being part of Lot No. 12 on the Subdivision Plan of the Herbert Anderson Tract as of record in Book 421, Page 37, said Register's Office, and more particularly described according to survey by R.L. Montoya-Land Surveying dated December 15, 1978, as follows:
>
> Beginning at an iron pin in the westerly margin of Saunders Avenue approximately 193.9 feet South of the intersection of Oakland Drive and Saunders Avenue, said point being the southeast corner of the Thomas M. Black property as of record in Book 4393, page 768, said Register's Office, and is the northeast corner of this described tract; then with the westerly margin of Saunders Avenue South 1 deg. 39 min. 00 sec. West 75 feet to an iron pin, said point being in the northerly line of the Clay Clifton property as of record in Book 3498, page 269, said Register's Office and is approximately 5 feet west of an existing ion pin known as Clifton's Northeast corner; thence with Clifton's north property line North 89 deg. 06 min. 59 sec. West 220.00 feet to a concrete monument, said point being the southeast corner of Lot No. 2 on the Subdivision Plan of Oakland Acres Addition as of record in Book 2854, page 141, said Register's Office; thence with the easterly line of Lot no. 2 of said subdivision North 1 deg. 39 min. 00 sec. East 75.00 feet to an iron pin, said point being the southwest corner of the above-mentioned Thomas M. Black property; thence with Black's south property line South 89 deg. 06 min. 59 sec. East 220.00 feet to the point of beginning, containing 16,500 square feet (0.38 acre) more or less.
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> Being the same property conveyed to Mark T. Bandy and wife, Margarete E. Bandy by deed from Dorothy S. Phillips, unmarried of record in Book 5377, Page 786, in the Register's Office for Davidson County, Tennessee.
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> As further. being the same property conveyed to Margarete Elizabeth Frank, Jr. [sic] by Quitclaim Deed from Mark T. Bandy and wife, Margarete E. Bandy, dated January 28, 2002, and recorded February 1, 2002, of record in Instrument No. 20020201-0014169, in the Register's Office for Davidson County, Tennessee.
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> Margarete E. Bandy, Margarete Elizabeth Bandy, and Margarete Elizabeth Frank, Jr. being one and the same person.

8. This affidavit will confirm the vesting of title to the above referenced realty located at 1508 Saunders Avenue, Madison, TN 37115, after the death of MARGARETE ELIZABETH BANDY in MARK TERRENCE BANDY vesting with 1/3 interest in said property, AUBREY BANDY BARNES vesting with 1/3 interest in said property, and MARGARETE E. BANDY vesting with a 1/3 interest in said property. The real property is owned by said individuals in fee simple.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 27 day of June, 2023.

LARRY PITTS

STATE OF TENNESSEE)
)
COUNTY OF Moore)

Personally, appeared before me, **LARRY PITTS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 27 day, June, 2023.

Notary Public

My Commission Expires: Dec 28, 2026

GALE PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
METRO-MOORE COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 21 day of June, 2023.

Jo Marie Pitts

JO MARIE PITTS

STATE OF TENNESSEE)
)
COUNTY OF MOORE)

Personally, appeared before me, **JO MARIE PITTS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 21 day, June, 2023.

Gale Preston

Notary Public

My Commission Expires: Dec. 28, 2026

GALE PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
METRO-MOORE COUNTY