Karen Johnson Davidson County
Batch# 1025144 AFFIDAVITH
07/12/2023 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230712-0053133

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO MQ-23-1837

Map and Parcel: Property 1:
084-01-077.00

AFFIDAVIT AS TO HEIRS
of
JAMES BLOUNT BATSON
(Pursuant to T.C.A. §30-2-712)

State of TN
County of DAVIDSON

On the 3 day of July, 2023, before me personally appeared JoAnn Nolan Batson, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **James Blount Batson**, "the Decedent."

And That the Affiant knew the Decedent for over 37 years and is familiar with Decedent's family history as they have been ~~the~~ related / father in law during this time period.
UNB

And that said Decedent died on or about **September 05, 2012**, **Divorced.**

Title to the herein described real property in **Davidson** County, Tennessee was vested in **James Blount Batson**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
James Gary Batson	**Son**
Herbert Dean Batson	**Son**
Glen Bradley Batson	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **James Gary Batson, Herbert Dean Batson, and Bradley Batson,** as all the heirs of **James Blount Batson.**

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of TN
County of DAVIDSON

I, JoAnn Nolan Batson, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

JoAnn Nolan Batson

Sworn to and subscribed before me on this 3 day of July, 2023.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

EXHIBIT A

Property 1:
A certain tract or parcel of Land in Davidson County, State of Tennessee, being Lot No. 10 on the Plan of Rosebank Court of record in Book 3106, Page 72, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 10 fronts 177 feet on the southerly side of Colbert Drive and runs back 192.1 feet on the westerly line and 177.2 feet on the easterly line to a broken line in the rear on which it measures 132.23 feet.

Being the same property conveyed to James B. Batson and Carolyn C. Batson by Warranty Deed from Castleman Construction Company, a Tennessee Corporation of record in Book 3461, page 521, Register's Office for Davidson County, Tennessee, dated October 09, 1962 and recorded on November 09, 1962. (Value or consideration shown in aforementioned deed $10.00.). Reference is made to the Final Decree and Settlement Agreement of record in Instrument No. 20140221-0015107, Register's Office for Davidson County, Tennessee. The said James B. Batson died intestate on or about September 05, 2012, his estate duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 12P1620.

Being the same property conveyed to James Gary Batson, Herbert Dean Batson and Glen Bradley Batson by Quitclaim Deed from Carolyn Crawford Batson A/K/A Carolyn C. Batson of record in Instrument No. 20140327-0025088 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014. (Value of consideration shown in aforementioned deed $0.00.).

Scrivener's Affidavit of record in Instrument No. 20140404-0028331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Alan Batson, an unmarried person, James G. Batson and wife, JoAnn N. Batson by Warranty Deed from James Gary Batson and Herbert Dean Batson and Glen Bradley Batson of record in Instrument No. 20140425-0035102, Register's Office for Davidson County, Tennessee, dated April 23, 2014 and recorded on April 25, 2014. (Value of consideration shown in aforementioned deed $120,000.00.). The said James G. Batson died on or about September 08, 2017, leaving JoAnn N. Batson as the surviving tenant by the entirety.

Scrivener's Affidavit of record in Instrument No. 20140529-0046015, Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 29, 2014.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/3/23.

Affiant Signature – Joshua A. Terry

7/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON