Karen Johnson Davidson County
Batch# 1030295 AFFIDAVIT
07/25/2023 11:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230725-0057264

Prepared By:

Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

(Disinterested Persons in Compliance with T.C.A. § 30-2-712)

The undersigned do hereby state and affirm as follows:

1. That Kenneth W. Flippen a/k/a Kenneth Wade Flippen ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;
2. That the undersigned personally knew said Owner for over 38 years and has personal knowledge of the family of said Owner;
3. That said Owner died on intestate on July 14, 2022 with a principal place of residence at time of death of 661 East Old Hickory Blvd., Madison, TN 37115;
4. That Kenneth W. Flippen never had any children/descendants and that he is survived by the following heir;

Name	Age	Relationship	Address
Carole Bennett Davidson	85	Mother	217 Cherry Street Madison, TN 37115

5. That Kenneth W. Flippen's father, Hudson Melroy Flippen, predeceased him. Hudson Melroy Flippen died on June 20, 1981;
6. That Kenneth W. Flippen was not married at the time of his death;
7. That the following are the lineal descendants of Owner, Kenneth W. Flippen, at the date of death:

Surviving Spouse:

NONE

Children of Deceased Children:

NONE

Surviving Children:

NONE

8. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended, including one (1) affidavit by disinterested who has attested to the veracity of the statements made herein to the best of their knowledge;

Dated this 9th day of MARCH 2023.

Debra M. Cavanaugh
Signature

DEBRA M. CAVANAUGH
Name

2690 Posey Hill Rd Mt. Juliet, TN 37122
Address

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me on this 9th day of March, 2023.

Notary Public

My Commission Expires: 4/26/25

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named DEBRA M. CAVANAUGH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 9th day of March, 2023.

My commission expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Luther and Ruby Youngblood Subdivision, Section Two, of record in Book 8250, Page 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kenneth W. Flippen and Laura C. Flippen, husband and wife from Luther Youngblood and Ruby Youngblood, husband and wife by Warranty Deed dated May 12, 2000 and recorded on May 15, 2000 in Instrument No. 200005150048336, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth W. Flippen from Laura C. Flippen by Quitclaim Deed dated May 5, 2010 and recorded on May 11, 2010 in Instrument No. 20100511-0036108, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 3/9/2023.

Date

Tonya Loftin
Affiant Signature

July 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)