Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 1034029 AFFIDAVITH
08/03/2023 10:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230803-0060012

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
James Robert King, Jr.
Robert Samuel King
6420 Springwater Drive
Columbus, GA 31904

Send Tax Bills To:
OWNER

Map & Parcel:
690-70-002

STATE OF TENNESSEE
COUNTY OF Rutherford

RE: Property Described in
Instrument No. 20080131-0010269

I, Jordan D. Chavis, III, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. Margaret Rosetta Hayden King died on the 27th day of April 2022.
2. Margaret Rosetta Hayden King was married at the time of her death to James Robert King, Jr.
3. The only children born (or legally adopted) by Margaret Rosetta Hayden King from all marriages are: Robert Samuel King.
4. The Decedent died (testate), a resident of Georgia, leaving a will for the distribution of her estate. Said will was probated in Georgia, a copy of which is recorded in Davidson County, Tennessee as Instrument No. 20230413-0027090. Said will devises her estate to James Robert King, Jr. and is unprobated in Tennessee. Margaret Rosetta Hayden King's heirs at law are James Robert King, Jr. and Robert Samuel King.
5. Affiant was personally acquainted with the Decedent and is familiar with Decedent family history as being a member of their church for a number of years. Affiant was not related to the Decedent.

This affidavit is given as an inducement for Chicago Title and Providence Title, LLC to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Chicago Title and Provident Title, LLC for any loss caused by a misstatement of fact.

Witness my hand this the 24 day of July, 2023.

Jordan D. Chavis III
Affiant

Sworn to and subscribed before me this the 24 day of July, 2023.

Kelsie Holloway
Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Commission Expires: 5/18/2024

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ July 24, 2023.

Affiant Signature

8/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026