Karen Johnson Davidson County
Batch# 1061087 AFFIDAVITH
10/17/2023 08 57 45 AM 3 pgs
Fees $17.00 Taxes $0 00
20231017-0081274

This instrument prepared by
Lynn Newcomb, Attorney at Law
106 Spring Street, Suite 102
Ashland City, TN 37015

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this the 29 day of September, 2023, personally appeared Rebecca Kay Ross, Affiant, and after first being duly sworn according to law, would depose and say:

That she is at least eighteen (18) years of age and is a resident of Cheatham County, residing at 1622 Big Marrowbone Road, Ashland City, Tennessee 37015;

That she was personally acquainted with Elizabeth Dale Ingram, "Decedent" during Decedent's lifetime and was familiar with Decedent's family history;

That Elizabeth Dale Ingram died on or about January 3, 2005, a resident and citizen of Davidson County, Tennessee, residing at 4983 Lickton Pike, Whites Creek, Tennessee 37189;

That Elizabeth Dale Ingram was unmarried at the time of death; her husband, R.E. Ingram having died on or about April 22, 1974;

That Elizabeth Dale Ingram owned the real property at 4983 Lickton Pike, Whites Creek, Tennessee 37189, at the time of her death. The property description is attached hereto as Exhibit A;

That Elizabeth Dale Ingram died without leaving a Last Will and Testament;

That Elizabeth Dale Ingram was survived by her only child, Raymond Edward Ingram, Jr. No other children were born to or adopted by R.E Ingram or Elizabeth Dale Ingram during their lifetimes;

That all persons above named are at least eighteen (18) years of age;

That this affidavit is being provided to clarify title to all real property or interest in same owned by Elizabeth Dale Ingram at the time of her death including but not exclusive to the property described in Exhibit A;

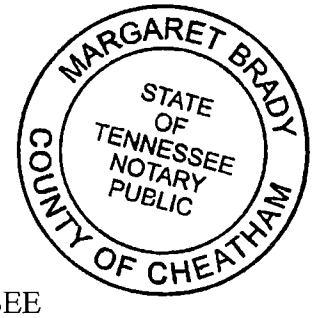
Further affiant saith not.

Rebecca Kay Ross
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29 day of September, 2023.

Margaret Brady
Notary Public

My commission expires: 9/19/26



STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, Margaret Brady (Notary), Rebecca Kay Ross. (Affiant), the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at As Ashland City, TN, this the 29 day of September, 2023.

Margaret Brady
Notary Public

My commission expires: 9/19/26

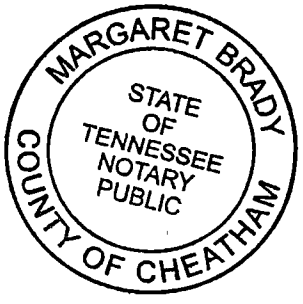


Exhibit A
Property Description

Lying in the Tenth, the old 22nd Civil District of Davidson County, Tennessee, consisting of 98 acres, more or less, situated on the waters of Whites Creek, beginning at a point in the center of a county road at the northwest corner of a 6½-acre tract conveyed to J A Owens by deed from J C Dale, et ux, dated November 20, 1912, and recorded in Book 454, page 24, Register's Office for said county, and running thence with the north line of said tract south 74½° east 42 6 poles to a pile of stones, thence north 25½° east along the center of a ridge 49 4 poles to a stake, Chinquepin Oak Corner, thence north 5½° east 2½ poles to a stake and Chinquepin Oak on top of a ridge, thence north 35 poles to center of Whites Creek, thence north 15° east 88 poles to a stake, thence north 25-¼° east 29 poles to a stake, thence north 54° east 19 poles to the center of a road, thence north 52° west 29 3 poles to the junction of two roads, thence south 58° west 34.6 poles to a stake in the center of a county road, thence south 56-¼° west 40 poles to a stake in the junction of two roads, thence south 11-¼° east 21 poles to a stone in the edge of a road, thence south 34½° west 11 6 poles to a stone, near a cherry tree on a hill, thence south 82½° west 1 pole to a stone, the northeast corner of 1 3 acres conveyed to U A Hunter, and known as the church lot, thence south 62° west 26 poles to a stone, center of the road, thence south 64½° west 20 poles to a stone, the southwest corner of said U A Hunter tract or Church lot, thence south 36½° west 20.4 poles to a stone near Clear Lick Creek, thence south 19½° east 39 poles to Bainbridge and Benedicks Corner in center of county road, thence south 18½° east 46½ poles to a point in the center of said road, thence south 2-¾° west 11 6 poles to beginning, containing 98 acres, more or less,

There is included in the above description, but excluded from this deed of conveyance, the small lot 30 by 40 feet conveyed to U A Hunter by deed of record in Book 405, page 599, R O D C, Tennessee

There is also included in the above description a tract of 21.8 acres more or less of the above described property which is not conveyed by this deed but is reserved to grantors Said excluded tract is described according to a survey of George W Watkins, surveyor, dated September 8, 1960 as follows.

Beginning at the northwest corner of a tract of 6½ acres more or less conveyed to J A Owens by deed of J C Dale, et ux, dated November 12, 1912, and recorded in Book 454, page 24, Register's Office of Davidson County, Tennessee, thence south 74° 30' east 677 feet more or less to an iron pin, the northeast corner of said 6½-acre tract conveyed to J A. Owens, thence north 25° 15' east 576 feet to an iron pin in the east boundary line of the above described property; thence north 49° west 515 feet to a cottonwood tree in the east margin of Whites Creek at the junction of Whites Creek and Clear Lick Creek, thence with the meanders of Clear Lick Creek and along the center thereof north 16° 15' west 190 feet, north 49° west 145 feet, north 60° 15' west 270 feet, north 57° 45' west 279 feet, north 47°45' west 152 feet, north 74° west 80 feet, north 31° 15' 194 feet to the center of the concrete bridge spanning Clear Lick Creek at Hunters store, thence with the center of Lickton Pike south 19½° east 39 poles, south 18½° east 46½ poles, and south 2-3/4° west 11.6 poles to the point of beginning, containing 21 8 acres more or less according to said survey

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following conveyances made to

- Raymond E Ingram, Jr. of record in Book 4618 page 624 containing 10 acres;
- Raymond E Ingram, Jr. of record as Instrument No 20040223-0020512 containing 5.02 acres;

Being the same property conveyed to Mrs Elizabeth Dale Ingram and husband, R E Ingram, by Mrs. Elizabeth Dale Ingram and J C Dale, Jr , by deed of record dated and recorded on October 17, 1960, of record at Record Book 3135, Page 293, Register's Office of Davidson County, Tennessee