Karen Johnson Davidson County
Batch# 1061087 AFFIDAVITH
10/17/2023 08 57 45 AM 4 pgs
Fees. $22 00 Taxes $0.00
20231017-0081275

This instrument prepared by
Margaet Brady, Attorney
103 Cumberland Street
Ashland City, TN 37015

AFFIDAVIT OF HEIRSHIP OF RAYMOND EDWARD INGRAM, JR.

1. Affiants are as follows:
   Rebecca Kay Ross
   1622 Big Marrowbone Road
   Ashland City, TN 37015

   Alan Frank Ross
   1622 Big Marrowbone Road
   Ashland City, TN 37015
2. That Raymond Edward Ingram, Jr., (herein after "Decedent") died on August 13, 2019, and was widowed with his wife, Sarah Ingram, having a date of death of October 6, 2014.
3. The Decedent was the natural parent of two children: Raymond Edward Dale Ingram and Sarah Mollie Elizabeth Ingram. Raymond Edward Dale Ingram is one and the same as Raymond Edward Ingram III.
4. Sarah Mollie Elizabeth Ingram predeceased the Decedent with a date of death of August 19, 2012.
5. No other children were born to or adopted by the Decedent during his lifetime.
6. That Decedent owned the real property at 4983 Lickton Pike, Whites Creek, Tennessee 37189, at the time of his death. The property description is attached hereto as Exhibit A.
7. This affidavit is being provided to clarify title to all real property owned by the Decedent at the time of his death, including but not exclusive to the property described in Exhibit A.
8. The affiants were acquainted with the Decedent and his family and know the above facts to be true and accurate.
   a. Rebecca Kay Ross is a friend of the family and has known the Decedent for over 54 years.
   b. Alan Frank Ross is a friend of the family and has known the Decedent for over 58 years.
9. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Raymond Ingram, II.
10. Affidavit is further made of the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title company insurance company, the undersigned agree(s) to indemnify and hold harmless same, its agents/assigns (including the closing attorneys) from any and all loss, cost or damage, including attorneys fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.
11. Further, affiant sayeth not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Raymond Ingram, Jr., on this the 24th day of August, 2023,

* Alan Ross

Alan Frank Ross

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

M Brady

NOTARY PUBLIC
My Commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me the undersigned a Notary Public in and for said State and County, Alan Frank Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he executed within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of August, 2023.

M Brady

NOTARY PUBLIC
My Commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Raymond Ingram, Jr., on this the 24th day of August, 2023,

Rebecca Kay Ross

Rebecca Kay Ross

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

M Brady

NOTARY PUBLIC
My Commission expires: ~~9/25/23~~ 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me the undersigned a Notary Public in and for said State and County, Rebecca Kay Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of August, 2023.

M Brady

NOTARY PUBLIC
My Commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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 Bambridge 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. R E Ingram having since died on or about April 22, 1974, and Elizabeth Dale Ingram having since died on or about January 3, 2005, vesting title in Raymond E. Ingram, Jr, as evidenced by the Affidavit of Heirship recorded simultaneously herewith of record at Instrument No. 20231017-0081273 and 20231017-0081274 Register's Office of Davidson County, Tennessee.