Prepared by:
Midstate Title & Escrow, Inc.
128 Holiday Ct., Ste. 125
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1069079 AFFIDAVITH
11/06/2023 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086852

AFFIDAVIT OF HEIRSHIP

Grant Pillow, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. Affiant is eighteen (18) years or older and suffers under no mental disability.

2. Affiant personally knew **Brandon H. Hunley also known as Brandon Homer Hunley**, (hereinafter referred to Collectively as "Decedent"), and has personal knowledge of the family of Decedent for the past 10 years.

3. Affiant knows that at the date of Decedent's death Decedent owned real property known as **4080 Bernard Rd., Joelton, TN 37080, Davidson County**, and described as follows:

Exhibit "A" Legal Description Attached

4. Decedent**, Brandon H. Hunley, died on January 22, 2023**, without any known Will and that this Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712 in order to confirm the vesting of title to the above-described real property.

5. At the date of Decedent's death, Decedent was unmarried and had never been married.

6. The Decedent did not have any children, born or adopted by Decedent during Decedent's lifetime:

7. The following persons constituted all of the heirs-at-law of Brandon H. Hunley as of the date of Decedent's death:

NAME:	LIVING OR DECEASED
Homer Gene Hunley (Father)	Living

FURTHER AFFIANT SAITH NOT.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant Pillow, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he/she executed the within instrument as his/her free act and deed for the purposes therein contained.

Witness my hand, at office, this 26 day of Oct. 2023.

Notary Public
My Commission Expires: 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

2023-1095

Legal Description Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin (new) in the Northerly margin of Bernard Road, in the Westerly boundary of a tract of land which belongs to Randall E. Rives, having a deed reference in Deed Book 6298, Page 989, Register's Office for Davidson County, Tennessee, the Southeast corner of this tract and continuing with the Northerly margin of said road, and running 25 feet parallel to the center of said road, as follows: North 88 degrees 29 minutes 30 seconds West 159.81 feet to an iron pin (new) at the intersection of the Northerly margin of Bernard Road and the Easterly margin of Knipfer Road; thence with the Easterly margin of Knipfer Road and running 25' parallel to the center of said road, as follows: North 05 degrees 57 minutes 53 seconds West 255.81 feet to a point; thence, North 00 degrees 17 minutes 55 seconds West 38.24 feet to an iron pin (new) in the Easterly margin of Knipfer Road, in the Southerly boundary of a tract of land which belongs to Gene L. Arrington, having a deed reference in Deed Book 8784, Page 497, Register's Office for Davidson County, Tennessee; thence, North 87 degrees 28 minutes 51 seconds East 192.86 feet to an iron pin (new), in the Southerly boundary of said tract of land which belongs to Gene L. Arrington, the Northwest corner of said tract of land which belongs to Randall E. Rives; thence, South 01 degrees 09 minutes 02 seconds West 305.41 feet to the point of beginning, containing 1.22 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, August 2, 1999.

Being the same property conveyed to Brandon H. Hunley, unmarried by Quitclaim deed from Chad R. Hunley, married of record in Instrument No. 20210511-0063088 Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on May 11, 2021.

True Copy Certification

I, Yvette Meldrum, 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 November 1, 2023.

Affiant Signature _____

November 1, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of November 2023.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025