Karen Johnson
Batch # 1087801
01/03/2024 08:38:45 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
20240103-0000463

New Owners:

Sandra Charlene Hart &
Tanya Dee Varnum
310 Leslie Lane
Atlanta, Texas 75551

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

Description from prior Deed
No title search requested or performed
Prepared from information supplied by the parties and at the parties' request

Map & Parcel: 108 12 0 245.00

AFFIDAVIT OF INHERITANCE

The undersigned affiants, **SANDRA CHARLENE HART, and TANYA DEE VARNUM**, being the daughters of Annie Louise Varnum, and **SIBLE DYAR**, being the sister-in-law of Annie Louise Varnum, having known her for over sixty-five (65) years, each familiar with the facts, each being duly sworn, deposes and says:

ANNIE L. VARNUM (aka **ANNIE LOUISE VARNUM**, died on August 28, 2023, a resident of Panama City, Bay County, Florida, and the owner of the following described real estate located in **DAVIDSON** COUNTY, TENNESSEE:

> Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Trailwood Subdivision, Section 5 of record in Book 6900, pages 477-479, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed unto Billie G. Varnum and wife, Annie L. Varnum by that Warranty Deed from Charles B. Reinhardt, Jr., unmarried, dated February 12, 1999, of record in **Book 11344, Page 496**, Register's Office for Davidson County, Tennessee. Billie G. Varnum and Annie L. Varnum remained married without intervening divorce or legal separation until his death on January 24,

2019, whereby the property vested solely in Annie L. Varnum as the surviving tenant by the entirety.

This is the improved real property located at 1508 Trailwood Court, Nashville, Tennessee 37214.

(hereinafter the "Property")

ANNIE L. VARNUM died a widow, with no spouse surviving. **ANNIE L. VARNUM** was survived by her two (2) children and sole heirs at law, to wit: **SANDRA CHARLENE HART** and **TANYA DEE VARNUM**. **ANNIE L. VARNUM** had no child to predecease her and leave surviving issue.

ANNIE L. VARNUM left a Last Will and Testament dated September 30, 2019, which names **SANDRA CHARLENE HART** and **TANYA DEE VARNUM** as its sole beneficiaries. **SANDRA CHARLENE HART** and **TANYA DEE VARNUM** each warrant and make oath that they have no plans to admit the Last Will and Testament of Annie L. Varnum dated September 30, 2019, to probate.

Upon the death of **ANNIE L. VARNUM** the Property vested in **SANDRA CHARLENE HART** and **TANYA DEE VARNUM**, equally.

Further Affiants saith not.

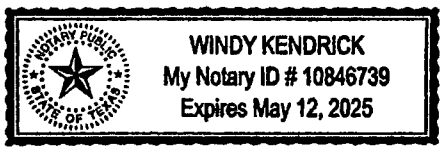
[signatures on next three (3) pages]

Sandra Charlene Hart
SANDRA CHARLENE HART
310 Leslie Lane
Atlanta, Texas 75551

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 19th day of December 2023.

Windy Kendrick
NOTARY PUBLIC

My Commission Expires: May 12, 2025 Seal



STATE OF TEXAS

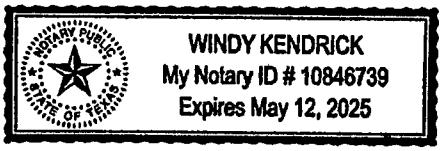
COUNTY OF Cass

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Affiant, **SANDRA CHARLENE HART**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of December 2023.

Windy Kendrick
NOTARY PUBLIC

My Commission Expires: May 12, 2025 Seal:



TANYA DEE VARNUM
3700 Shoreline Circle
Panama City, Florida 32405

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 20 day of December 2023.

NOTARY PUBLIC

My Commission Expires: January 14, 2025 Seal:

Jeffery Todd Seibenhener
My Commission #HH80909
EXPIRES: January 14, 2025

STATE OF FLORIDA

COUNTY OF Bay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Affiant, **TANYA DEE VARNUM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of December 2023.

NOTARY PUBLIC

My Commission Expires: January 14, 2025 Seal:

Jeffery Todd Seibenhener
My Commission #HH80909
EXPIRES: January 14, 2025

Sible Dyar

SIBLE DYAR
14561 N.W. County Road 12
Bristol, Florida 32321

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 19th day of December 2023.

Notary Public State of Florida
Joyce J Barker
My Commission HH 095558
Expires 02/21/2025

Joyce J Barker
NOTARY PUBLIC

My Commission Expires: 2/21/2025 Seal:

STATE OF FLORIDA

COUNTY OF Liberty

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Affiant, **SIBLE DYAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of December 2023.

Notary Public State of Florida
Joyce J Barker
My Commission HH 095558
Expires 02/21/2025

Joyce J Barker
NOTARY PUBLIC

My Commission Expires: 2/21/2025 Seal: