THIS INSTRUMENT WAS PREPARED BY:
Robert H. Lewis, Jr., Attorney
2412 Eugenia Ave.
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1087892 AFFIDAVITH
01/03/2024 11:00:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000586

AFFIDAVIT OF HEIRSHIP

Dan Hancock, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

(1) That Affiant presently resides at the following address: 400 Old West Point Road, Smithville, Tennessee 37166.

(2) That Affiant personally knew Johnnie Mai Watson, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following circumstances: Brother of Decedent.

(3) That Affiant swears that at date of death said Decedent owned real estate in Davidson County, Tennessee, Map and Parcel No. 084 11 0 104.00 specifically described in the Warranty Deed, attached hereto and incorporated herein as Exhibit "A" to this instrument, and can be found respectively in Book 3098, Page 449 of record in the Register's Office for Davidson County, Tennessee. Further, this is improved property known as: 2334 Dennywood Drive, Nashville, Tennessee 37214.

(4) That Decedent died on June 26, 2023 and was at that time a resident of Davidson County, State of Tennessee.

(5) That Decedent died testate.

(6) That Affiant is Decedent's surviving brother.

(7) That an administration of Decedent's estate was filed in the Probate Court for Davidson County, bearing Docket No.: 23P1457.

Further Affiant sayeth not.

Dan Hancock
Affiant's Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dan Hancock, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, DAN HANCOCK, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Smithville, Tennessee, this 25 day of November 2023.

Shelby Reeder
Notary Public

My Commission Expires: 07/28/2026

SHELBY D. REEDER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

K 3098

WARRANTY DEED

FROM 91895 Charles Boyce Sanders III Ux

TO Vera Wright Watson Trus.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of JUL A.D. 1990
at 12:18 o'clock P.M.
Recorded in Book 6249 Page 234
Recording Fee
JAMES P. WILSON, Register
By Deputy
Fee Tax

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Nine Thousand Eight Hundred Fifty and no/100--($9850.00) -- -- -- -- -- -- -- -- -- -- -- -- -- DOLLARS

of which ($946.44) has been paid in cash, the receipt of which is hereby acknowledged, and the balance of $8903.56 of an original note in the amount of $9250.00 as set out in an installment deed as of record in book 2875, page 511, Register,s Office for Davidson County, Tennessee, the purchaser,s have assumed ,

We, Charles Boyce Sanders III, and wife Reba B. Sanders

have bargained and sold, and by these presents do transfer and convey unto the said Vera Wright Watson and wife Johnnie Mai Hancock Watson,

their, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 122 on the Plan of Maplecrest, as of record in book 1835, pages 27 and 28, Register,s Office for said County.

Said Lot No. 122 fronts 55 feet on the northeasterly side of Deaneywood Drive, and runs back 158 feet on the easterly line and 155 feet on the westerly line, to the southerly right-of-way line of the Tennessee Central Railroad, measuring 63.5 feet thereon.

Being the same property conveyed to Charles Boyce Sanders, III, by deed from Fidelity Federal Savings and Loan Association of Nashville, as of record in book 2875, page 511, Register,s Office for said County.

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