AFFIDAVIT

Karen Johnson
Batch # 1089181
01/08/2024 08:22:40 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20240108-0001296

Commonwealth of Kentucky)
)
County of Laurel)

The undersigned, **William Charles Carson, Jr.,** being a devisee, heir at law and next of kin of the decedents, being duly sworn, deposes and says that: Joyce Carson, a resident of London, Laurel County, Kentucky, having died on December 8, 2016, as evidenced by the certified copy of the Petition for Probate of Will and Last Will and Testament of record at Instrument No. 20231109-0087682, Register's Office, Davidson County, Tennessee, which is incorporated herein by reference thereto, ("Joyce Will"), and William Charles Carson, Sr., a resident of London, Laurel County, Kentucky, who died on June 12, 2022, as evidenced by the certified copy of the Petition for Probate of Will and the Last Will and Testament of record at Instrument No. 20231109-0087681, Register's Office, Davidson County, Tennessee, which is incorporated herein by reference thereto, ("William Will"), owned an undivided interest in the following described real property lying and being in Davidson County, Tennessee, ("Property"), bounded and described as follows:

Parcel 150-14-0-A-37.000

Being Lot No. 37, on the Plan of Calumet Subdivision, Phase II, as of record in Book 7900, page 167, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed unto William C. Carson and wife, Joyce Carson, and Lanetta Carson, by virtue of a Quit-Claim Deed from William Carson and wife, Joyce Carson, dated April 24, 2002, of record at Instrument No. 20020502-0053953, Register's Office, Davidson County, Tennessee, ("Carson Vesting Deed").

The name and address of a current property owner and the person or entity responsible for the payment of real property taxes is as follows:

Lanetta Carson Bell
300 Preakness Dr.
Antioch, TN 37013

This instrument prepared by:
Looney, Looney, Chadwell & Hamby, PLLC
156 Rector Avenue, Crossville, Tennessee 38555
C2/c:Affidavits/Carson (Affidavit)

Pursuant to the Joyce Carson Will under Item III of the same, and the William Carson, Jr., Will under Item II of the same, both as recorded as referenced-above, the property described above was devised unto Etta Carson Bell, (being one and the same person as Lanetta Carson), such that Lanetta Carson Bell, by virtue of the respective Wills duly and lawfully probated, certified copies of which are recorded as referenced-above, and by virtue of the Carson Vesting Deed, is now the sole owner of the Property.

With regard to the estates referenced above, a TennCare Release is not required inasmuch as the Decedents were citizens and residents of the Commonwealth of Kentucky and did not receive TennCare benefits. Additionally, there are no tax liabilities that would affect the real property described above and there are no debts, claims or encumbrances that might become a lien on the interest in the real property described above.

This Affidavit is freely given to place upon the public record the devise of all outstanding interests in the Property described above in Lanetta Carson Bell, now being the sole owner of the Property, by virtue of the last Wills of the decedents as described above and placed of record and the vesting Deed of record at Instrument No. 20020502-0053953, Register's Office, Davidson County, Tennessee, **Lanetta Carson Bell now being the sole owner, and the individual solely responsible for the payment of real property taxes for the Property.**

WITNESS my signature on this 2 day of January, 2024.

William G. Carson Jr.

William Charles Carson, Jr.

Sworn to and subscribed
before me on this 2nd day
of January, 2024.

Melissa D. Scott

NOTARY PUBLIC

My commission expires: 4-13-2026
#KYNP49037

Commonwealth of Kentucky)
)
County of Laurel)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **William Charles Carson, Jr.,** the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and signature on this 2nd day of January, 2024.

Melissa D. Sexton
NOTARY PUBLIC

My commission expires: 04-13-26
KYNP49037

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

