This instrument was prepared by:
Cook Tillman Law Group
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Karen Johnson
Batch # 1102615
02/21/2024 08:24:35 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20240221-0011717

NEW OWNER(S):

KATHERINE T. HATTON
1501 ABERDEEN DRIVE
BRENTWOOD, TN 37027

PAUL E. TURNER
1814 WELCOME LANE
NASHVILLE, TN 37216

ANNA CLARE TURNER
1013 RIDGE TRAIL
GOODLETTSVILLE, TN 37072

SEND TAX NOTICES TO:

KATHERINE T. HATTON
1501 ABERDEEN DRIVE
BRENTWOOD, TN 37027

MAP AND PARCEL NUMBER: 073 13 0 062.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Alexander S. Fasching. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 5141 Virginia Way, Suite 220, Brentwood, TN 37027.

3. I have personal knowledge of the matters stated in this Affidavit; I am the attorney for the estate of Nancy J. Turner.

4. Nancy J. Turner died on February 27, 2020, while residing in Davidson County, Tennessee.

5. Nancy J. Turner died intestate. To date, no probate estate has been administered in a proceeding supervised by a Court.

6. The real property to which this Affidavit applies is located at 2408 Porter Road, Nashville, Davidson County, Tennessee, 37206 (the "Real Property"), more fully described as:

   Being Lots Nos. 1 to 5 inclusive of Block "A" on the Map of Davis Heights Subdivision, as appears of record in Book 843, pages 104 and 105, Register's Office for said County.

   Said lots adjoin and front together 125 feet on the southerly side of Porter Road and runs back 247.5 feet on the easterly line, and 250 feet on the westerly line with the easterly margin of Wendell Street, to a dead line, and measures 125 feet thereon.

   Being the same property conveyed to Nancy J. Turner, sole survivor of Granville Turner and wife, Frances E. Turner, from Edna H. Turner, Katherine T. Hatton, Paul E. Turner, and Anna Clare Turner, being the heirs of Dale Allen Turner, by Quitclaim Deed dated June 28, 2006, of record in Instrument No. 20060725-0089363, Register's Office for Davison County, Tennessee.

7. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

   a. Nancy J. Turner was unmarried at the time of her death.

   b. Nancy J. Turner had no children at her death.

   c. Both of Nancy J. Turner's parents, Granville Franklin Turner and Frances Evans Turner, predeceased her. Frances Evans Turner died on February 14, 1999, and Granville Turner died on March 1, 2003.

   d. Nancy J. Turner had three siblings: Paul Randall Turner, Lynn Evans Turner and Dale Allen Turner.

   e. Paul Randall Turner predeceased Nancy J. Turner on November 21, 1972, and left no issue.

   f. Lynn Evans Turner predeceased Nancy J. Turner on March 23, 2005, and left no issue.

   g. Dale Allen Turner predeceased Nancy J. Turner on July 2, 2005, and left three children: Katherine T. Hatton, Paul E. Turner and Anna Clare Turner.

   h. As the only surviving heirs-at-law, Katherine T. Hatton, Paul E. Turner and Anna Clare Turner are now the owners of the property as tenants in common.

Signed this 2nd day of February 2024.

Alexander S. Fasching, Affiant

Sworn to and subscribed before me by Alexander S. Fasching this 2nd day of February 2024.

Notary Public

My Commission expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 7, 2026
COUNTY OF WILLIAMSON