This instrument prepared by:
Birthright Title, LLC
2800 N Mount Juliet Road
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1112296 AFFIDAVITH
03/18/2024 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240318-0018588

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE
COUNTY OF WILSON

On this 9th day of November, 2023, personally appeared **Tracy Tipton**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Wilson County, Tennessee, residing at 301 Madrid Drive, Lebanon, TN 37087.

2. That Affiant was personally acquainted with **Forrestine F. Lockhart**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of the following: longtime family friend
(e.g., kinship, neighbor, business relationship, etc.)

3. That Decedent died on April 27, 2005, and was at the time a resident of 5076 Bell Road, Hermitage, TN 37076.

4. That Decedent was survived by the following persons (*please include name and address*). If the answer is NONE, state "NONE":

I. **Surviving Spouse** - NONE
Surviving Children (adopted, legitimate or illegitimate)
1. David Randall Lockhart
2. Leland Roger Lockhart, Jr.
3. Steven Brian Lockhart
4. Linda Kay Lockhart

Deceased Children (adopted, deceased, legitimate or illegitimate)
1. Tommy Lockhart, deceased December 3, 2001
2. Alice Ann Lockhart Harris, deceased October 20, 2019
3. Jack Lockhart, deceased June 28, 2011

Children of Deceased Children (adopted, deceased, legitimate or illegitimate)
1. Lori Lane Harris Binkley, daughter of Alice Ann Lockhart Harris
2. Clay Franklin Harris, son of Alice Ann Lockhart Harris
3. John Kevin Harris, son of Alice Ann Lockhart Harris
4. Audrie Anna Lavender, daughter of Tommy Lockhart
5. Valerie Anne Lockhart, daughter of Jack Lockhart

5. That all persons above named are at least eighteen (18) years of age, except: NONE

6. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

7. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in

order to establish chain of title by descent and distribution.

FURTHER AFFIANT SAYETH NOT.

Tracy Tipton
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of November, 2023.

(seal)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-31-26

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STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Wilson County, Tennessee this 9th day of November, 2023.

(seal)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-31-26

For further reference, see Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

DAVID RANDALL LOCKHART, A SINGLE PERSON, conveyed his interest in said property to CHRISTINE N. LOCKHART, A SINGLE PERSON, by Quitclaim Deed of record as Instrument No. 20231011-0079811, dated October 3, 2023, said Register's Office.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/9/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/9/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of November, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY