Karen Johnson Davidson County
Batch# 1134369 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20240514-0035205

Prepared By:
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

AFFIDAVIT OF HEIRSHIP RE: CLORA HARDISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me personally appeared Madeline L. Barton, "Affiant", who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 3924 Augusta Drive, Nashville, Tennessee 37207; and

That she is a cousin of the linear descendants of CLORA HARDISON, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate in February of 2003, a resident of Davidson County, Tennessee, residing at 4052 Kings Ln., Nashville, Tennessee; and

That Decedent was predeceased by her husband, Thomas M. Hardison, who passed away in October of 1983; and

Decedent had held ownership interest in a certain parcel of real property described below (the "Property"), by virtue of a deed conveying interest in said property to Thomas M. Hardison (deceased October of 1983) and wife, Clora Hardison (the Decedent); Harry Barnett (deceased) and wife, Betty Jean Barnett (deceased January 28, 2024) and Nannie Banning (deceased March 7, 1989) from Cumberland Builders, Inc., of record in Book 4804, page 752, Register's Office for Davidson County, Tennessee; and

Decedent never remarried and was unmarried at the time of her death; and

That Decedent was survived by her daughter, Betty Barnett, her granddaughter, Andrea Beeman (daughter of the deceased vested Nannie Banning), and her great-granddaughter, Candace Rosa Rhea Hathaway, Decedent's only surviving heirs; and

That Decedent was predeceased by her daughter, Nannie M. Hardison Martin, f/k/a Nannie Banning (deceased March 7, 1989), her grandson, William B Martin (deceased on July 4, 1999 and son of Nannie M. Hardison Martin), Decedent's only predeceasing heirs.

Candace Rosa Rhea Hathaway conveyed her interest in the Property to Harry Barnett and Betty Jean Barnett by quitclaim deed, of record in Instrument No. 20160915-0097077, said Register's Office; and

Betty Barnett subsequently died on January 28, 2024, having been predeceased by her husband, Harry Barnett and having never remarried. Betty Barnett and Harry Barnett had no children; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title insurance company in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee described as follows:

BEING LOT NO.17 on the Plan of Gold Key Addition, Section One, a Plan of which is of record in Book 4675, Page 15, Register's Office for Davidson County. Tennessee.

BEING the same property conveyed to Thomas M. Hardison and Wife, Clora Hardison; Harry Barnett and Wife, Betty Jean Barnett and Nannie Banning by their deed from Cumberland Builders, Inc. in Book 4804, page 752 Register's Office for Davidson County, Tennessee. The said Thomas M. Hardison, and Nannie Banning having since become deceased.

Further being the same property conveyed to Harry Barnett and Betty Jean Barnett by quitclaim deed from Candace Rosa Rhea Hathaway, of record in Instrument No. 20160915-0097077, said Register's Office. The said Harry Barnett and Betty Jean Barnett having both since become deceased, leaving no lineal heirs or estate to be probated.

Further, Affiant sayeth not.

Madeline L. Barton (L.S.)
Madeline L. Barton

SUBSCRIBED AND SWORN TO before me this 9th day of May, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Madeline L. Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of May, 2024.

Notary Public

My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 9, 2024.

May 13, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 13 day of May, 2024

Notary Public:

My Commission Expires: 7.6.26

202405140035205