Karen Johnson Davidson County
Batch# 1139501 AFFIDAVITH
05/24/2024 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240524-0038958

PREPARED BY AND RETURN TO:
HARPETH ESCROW, LLC
117 Saundersville Rd, STE 201
HENDERSONVILLE, TN 37075
File No. HE-2022-73

AFFIDAVIT OF HEIRSHIP

I, Austin Orman, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address: 2007 Sugar Tree Drive
Murfreesboro, TN 37129

2. That Affiant personally knew **James Bethel Barnes** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:
kinship
(e.g., kinship, neighbor, business relationship, etc.);

3. That Affiant is advised (knew/is advised) that at date of death, said Decedent

Held an interest in (owned/held an interest in) the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5776, in BRENTWOOD TRACE CONDOMINIUMS, SECTION II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, recorded in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70.

Being the same property conveyed to James B. Barnes, Unmarried, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5995, Page 751, in the Register's Office of Davidson County, Tennessee, dated January 20, 1983 and recorded on January 20, 1983. The said James B. Barnes died June 20, 2014, intestate, devising subject property to Heirs at Law of James B. Barnes, as stated in Affidavit of Heirship recorded in Instrument No. 20180719-0070336, Register's Office of Davidson County, Tennessee.

4. That Decedent died on June 20, 2014, and was at the time a resident of Davidson County, Tennessee;

5. That Decedent died intestate (testate/intestate);

6. That not applicable (name/not applicable) was the surviving spouse of Decedent;

7. That said surviving spouse not applicable (is/is not) presently living;

8. That the following persons are ALL of the children born to or adopted by Decedent during his (his/her) lifetime (List all children, living or deceased):

NAME	RELATIONSHIP	ADDRESS
Reid Davis Barnes	Son-deceased 4/11/13	
Bettie Catherine Orman	Daughter	5776 Stone Brook Dr
		Brentwood, TN 37027

9. That the following persons are all the brothers and sisters of the Decedent, both living and deceased (complete if Decedent is NOT survived by spouse, children or parent):

10. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at (his/her) date of death:

NAME	RELATIONSHIP	ADDRESS
Bettie Catherine Orman	Daughter	5776 Stone Brook Dr
		Brentwood, TN 37027

11. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (List name, age, relationship and present address):

NAME	RELATIONSHIP	ADDRESS
Bettie Catherine Orman	Daughter	5776 Stone Brook Dr
		Brentwood, TN 37027

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

12. Additional information, if any, either known or understood to be true by Affiant:

Date this 15th day of May, 2024.

Affiant

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Orman, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge. and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2024.

SUNDRA STINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Aug. 21, 2027

Notary Public
My Commission Expires: 08/21/2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 22, 2024**.

Affiant Signature

May 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25