This Instrument Prepared by and Return To:

Limestone Title, LLC

580 Franklin Road, Ste. 203

Franklin, TN 37069

RE: Ben Roy Batts, Jr.

Karen Johnson Davidson County
Batch# 1145529 AFFIDAVITH
06/11/2024 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240611-0043444

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of TN

County of Williamson

We, **Ben Roy Batts, III, Iva Jean Aune, and Charles Frank Batts**, herein known as the Affiants, being first duly sworn, depose and say as follows:

1. That we are residents of Davidson County, Tennessee, Galveston County, Texas, & Davidson County, Tennessee, respectively.

2. That we are the only three children, of **Ben Roy Batts, Jr.**, hereinafter known as the deceased. **Ben Roy Batts, Jr. died on 09/22/2021, a resident of** Nashville, TN.

3. That **Ben Roy Batts, Jr**. only had 3 adult children and that the following persons are all of the children of the deceased, natural born or adopted, living or deceased.

4. That the following person(s) constitutes the heirs at law of **Ben Roy Batts, Jr.**:

- adult son, Ben Roy Batts, III
- adult daughter, Iva Jean Aune
- adult son, Charles Frank Batts

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section One, Kemper Heights, of record in Book 2331, pages 65 and 66, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben R. Batts and wife, Betty J. Batts, from R. R. Mincy and wife, Mariam Mincy, by Warranty Deed dated May 23, 1956, and recorded May 24, 1956 in Book 2540, page 71, said Register's Office. The said Ben R. Batts having died October 27, 2003, leaving Betty J. Batts as surviving grantee. The said Betty J. Batts died September 30, 2022, testate where she devised all to her husband and named him as Executor, but her husband pre-deceased her, so then it was devised to both of her children equally. Upon her death, her will named Ben Roy Batts, Jr., and Jackie Kim Batts Tomlinson (her children) as Co-Executors. The Estate of Betty J. Batts being probated in the Circuit Court in and for Davidson County, Tennessee, Probate Division, Case No. 22P2044, wherein Jackie Kim Tomlinson was named the sole Personal Representative of said Estate as Ben Roy Batts, Jr., having predeceased Betty J. Batts. Since Ben Roy Batts, Jr., having died before Betty J. Batts on September 22, 2021, his heirs are Ben Roy Batts, III, Iva Jean Aune and Charles Frank Batts as evidenced by this Affidavits of Heirship.

The above referenced property is also known as **403 North Kemper Drive, Madison, TN 37115**

Further affiants saith not.

Ben Roy Batts III

Ben Roy Batts, III, Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2024.

Notary Public

My Commission Expires: 11-28-26

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Ben Roy Batts, III**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of June, 2024.

Notary Public

My Commission Expires: 11-28-26

Charles Frank Batts

Charles Frank Batts, Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2024.

Notary Public

My Commission Expires: 11-28-26

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Charles Frank Batts**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of June, 2024.

Notary Public

My Commission Expires: 11-28-26

Further affiant saith not.

Iva Jean Aune

Iva Jean Aune, Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2024.

DEBORAH K BROWN
Notary ID #132631847
My Commission Expires
August 19, 2024

Deborah K Brown

Notary Public

My Commission Expires: August 19, 2024

STATE OF Texas

COUNTY OF Galveston

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Iva Jean Aune**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Galveston, Texas this 7th day of June, 2024.

DEBORAH K BROWN
Notary ID #132631847
My Commission Expires
August 19, 2024

Deborah K Brown

Notary Public

My Commission Expires: August 19, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 7, 24 (date of document).

Jennifer L. Pennell

June 10, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

