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 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043445

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of Tennessee

County of Sumner County

Candye Susan Purtle, herein known as the Affiant, being first duly sworn, deposes and says as follows:

1. That I am a resident of Sumner County, Tennessee.

2. That I am a **cousin** of **Ben Roy Batts, Jr.**, hereinafter known as the deceased, and familiar with the deceased and her family. **Ben Roy Batts, Jr.** died on **09/22/2021**, a resident of 808 Norvalk Dr. Nashville TN 37214.

3. That I knew the deceased and have been familiar with the family for more than **69** years.

4. 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.

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

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

6. That I have no interest in the estate of the deceased.

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 he pre-deceased her. Upon his 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. Her Last Will and Testament devised her property to both of her children equally.

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

Further affiant saith not.

Candye Susan Purtle

Candye Susan Purtle, Affiant

SUBSCRIBED AND SWORN TO before me this 4 day of June, 2024.

Elizabeth Starkey

Notary Public

My Commission Expires: 3/9/2027



STATE OF TENNESSEE

COUNTY OF Sumner

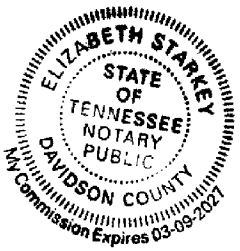
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Candye Susan Purtle**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument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

Witness my hand and official seal at Hendersonville, Tennessee this 4 day of June, 2024.

Elizabeth Starkey

Notary Public

My Commission Expires: 3/9/2027



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 4, 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

