PREPARED BY:

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Karen Johnson Davidson County
Batch# 1170603 AFFIDAVITH
08/16/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240816-0062901

**New Owner Address:**
Tammy Hammock Dryden
and Michelle Hammock Newcomb
505 Tyler Drive
Hermitage, TN 37076

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
075 00 0 047.00

## AFFIDAVIT OF HEIRSHIP

The undersigned affiant, **Keith Alan Heim**, after being duly sworn according to law and being of lawful age and resident of Wilson County, Mt. Juliet, Tennessee, pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 505 Tyler Drive Hermitage, TN 37076 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Jerry Winford Hammock ("Decedent") died on December 24, 2023, without leaving a last will and testament. Decedent's intestate estate is being duly administered in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 24P-771.

3. I, Keith Alan Heim, have known Decedent since circa 2000 and I am intimately familiar with Decedent's familial circumstances.

4. Decedent is survived by his only two (2) children, Tammy Hammock Dryden and Michelle Hammock Newcomb. Decedent was single and had no predeceased children. Pursuant to T.C.A. § 31-2-104, Tammy Hammock Dryden and Michelle Hammock Newcomb are Decedent's heirs-at-law

5. Pursuant to T.C.A. § 31-2-103, upon Decedent's death all right, title, and interest of Decedent to the Property immediately vested by intestate succession to Tammy Hammock Dryden and Michelle Hammock Newcomb, as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

**WITNESS** my hand on this day, Aug. 12, 2024.

Keith Alan Heim

STATE OF TENNESSEE )
COUNTY OF Wilson )

**Keith Alan Heim**, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on 8-12-2024, 2024.

Melissa D Blankenship
Notary Public

My Commission Expires: 6-26-2027

MELISA D. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires June 26, 2027

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of the Resubdivision of Tract No. 2, R. C. Allen Subdivision, and Reserved Parcel "B", Hermitage Estates, Section Three, as of record in Plat Book 7900, Page 407, Register's Office for said County, to which plan reference is made for a more complete description.

INCLUDED BUT EXCLUDED FROM THE ABOVE PROPERTY DESCRIPTION is the following tract or parcel of property:

Land in Davidson County, Tenn, being Lot No. 1 on the Plan of the Resubdivision of Tract No. 2, R. C. Allen Subdivision, and Reserved Parcel "B", Hermitage Estates, Section Three, as of record in Plat Book 7900, Page 407, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris E. Newcomb and wife, Michelle H. Newcomb, from Jerry Winford Hammock by deed of record in Instrument No. 20051006-0120639, Register's Office of Davidson County, Tennessee.

This property is commonly known as 501 Tyler Drive, Hermitage, TN 37067.

The foregoing property is subject to all such limitations, restrictions and encumbrances as may affect the premises including but not limited to:

1. Restrictions of record in Book 3343, Page 256, Register's Office of Davidson County, Tennessee; and
2. All matters appearing on the Plan of record in Plat Book 7900, Page 407, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Virginia Hammock by deed of record in Book 8684, Page 422, Register's Office for Davidson County, Tennessee. The said Virginia Hammock died testate leaving Jerry Winford Hammock sole devisee, see Will of record in File No. 93-P-307 or Will Book 183, Page 611, in Probate Court of Davidson County, Tennessee.

This is improved property commonly known as 505 Tyler Drive, Hermitage, TN 37076.

**CERTIFICATE OF AUTHENTICITY**

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 August 12, 2024.

Affiant Signature

8/15/2024
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day,
August 15, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027