This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO MJ-24-5786

Karen Johnson Davidson County
Batch# 1293659 AFFIDAVITH
07/03/2025 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052626

Map and Parcel: Property 1:
059-16-0-152.00, 059-16-0-151.00, 059-16-0-150.00 and 059-16-0-149.00

AFFIDAVIT AS TO HEIRS
of
MARGARET L. KIRKPATRICK

(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Williamson

On the 15th day of January, 2025, before me personally appeared **Ricky Lamond Hawkins**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Margaret L. Kirkpatrick**, "the Decedent."

And That the Affiant knew the Decedent for over 30 years and is familiar with Decedent's family history as they have been **a close friend of the family** during this time period.

And that said Decedent died on or about **March 26, 2024**, **widow**, having been predeceased by their spouse, Luther Cullom Kirkpatrick, who died on or about **January 19, 2015**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Margaret L. Kirkpatrick**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Leah Williams	**Daughter**
Loree Catruan Beard	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Leah Williams and Loree Catruan Beard,** as all the heirs of **Margaret L. Kirkpatrick.**

And said decedent did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

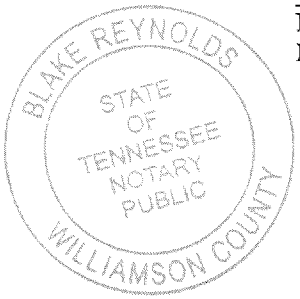
State of Tennessee
County of Williamson

I, **Ricky Lamond Hawkins**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Phoenix Title Services, LLC and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Ricky Lamond Hawkins

Sworn to and subscribed before me on this 15th day of January, 2025.

Notary Public
My Commission Expires: 6-27-26



(Notary Seal)

EXHIBIT A

Property 1:
That certain tracts of parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Lot No. 49 on the unrecorded plan of Hickory Heights, a re-subdivision of Lots "C" and "D" in J. B. Haynie's Plan of Lots called Dewey Heights recorded in Book 161, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the westerly margin of Avalon Drive and runs back on the southerly line 111.83 feet and on the northerly line 114.60 feet to a deadline in the rear which measures 50.1 feet.

Lot Nos. 50, 51 and 52 on the Plan of Hickory Heights, not of record, and described from a plan made by Z.J. Wilkinson, March 22, 1948.

Beginning at a point in the west margin of Avalon Drive at the corner of Lots 49 and 50; thence north with said Drive, 150 feet to the corner of Lots 52 and 53; thence west with the line of said lots, 122.91 feet; thence south with the rear line of Lots 50, 51 and 52, 150.3 feet to a corner of Lots 49 and 50; thence east with the line of said lots, 114.60 feet to the point of beginning.

Being the same property conveyed to Margaret Kirkpatrick a one-third (1/3) tenants in common interest; Loree Catruan Beard a one-third (1/3) tenants in common interest; Leah Williams a one-third (1/3) tenants in common interest by Administratrix Deed from Loree Catruan Beard Administratrix for the Estate of Luther Cullom Kirkpatrick of record in Instrument No. 20220609-0065775 Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on June 09, 2022.

Map /Parcel 059-16-0-152.00

Being the same property conveyed to Luther C. Kirkpatrick and wife Margaret L. Kirkpatrick by Installment Deed from M.H. Webb and wife Ida Nell Webb of record in Book 3914, page 815, Register's Office for Davidson County, Tennessee, dated August 5, 1965 and recorded on August 17,1965.

Map/Parcels 059-16-0-151.00, 059-16 -0-150.00, and 059 16-0-149.00

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/15/25 (date of document).

Affiant Signature

7/31/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY SEAL
COUNTY OF WILLIAMSON