IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

In Re: Vesting of Title by Inheritance for Real Property Located At:
413 Bonnawood Drive, Nashville, Tennessee 37076

Deceased Owner: Edna A. Marshall

New Owners as Tenants in Common:
(Heirs at Law of Deceased)
Margaret C. Sowell
Joyce Lee Cochran
James A. Marshall Jr.
Todd Maurer Marshall
Shannon Radwick
Michael Shayne Cochran
Stephanie Dawn Newman

BILL GARRETT, Davidson County
Trans:T20100017295 AFFIDAVIT
Recvd: 03/24/10 13:50 2 pgs
Fees:12.00 Taxes:0.00
20100324-0022119

AFFIDAVIT OF HEIRSHIP

Pursuant to Tennessee Code Annotated § 30-2-712, I, Margaret C. (Susie) Sowell, a resident of Davidson County, Tennessee, do hereby swear and affirm under oath that I have personal knowledge of the following information and that said information is true and correct to the best of my knowledge:

1. By Warranty Deed dated July 26, 1963, of record in Book 3610, Page 91, Register's Office of Davidson County, Tennessee, James A. Marshall and wife, Edna A. Marshall, acquired, as tenants by the entirety, the real property known as 413 Bonnawood Drive, Nashville, Tennessee 37076. Reference is hereby made to the Warranty Deed at Book 3610, Page 91, Register's Office of Davidson County, Tennessee, for a more particular legal description of this real property and said description is incorporated herein by reference.

2. The aforesaid James A. Marshall died on May 3, 1989. He was survived by his wife, the aforesaid Edna A. Marshall, who upon the death of her husband became the sole owner of the subject property as the surviving tenant by the entirety.

3. Edna A. Marshall subsequently died intestate on March 16, 2008, survived by the following heirs at law, all of whom are adults:

    a. Jacquelyn Carole Newman - - daughter
    b. Margaret C. (Susie) Sowell - - daughter
    c. Joyce Lee Cochran - - daughter
    d. James A. Marshall, Jr. - - son
    e. Todd Maurer Marshall - - son

4. At the time of her death, Edna A. Marshall was the sole fee simple absolute owner of the subject property. Because she died intestate, the five heirs at law

identified in the previous paragraph became the new owners of the property as tenants in common by operation of statutory law.

5. One of the adult children heirs has subsequently died; to wit, Jacquelyn Carole Newman died intestate on October 2, 2009. Ms. Newman died intestate and is survived by her three adult children who constitute her sole heirs at law; namely, Shannon Radwick, Michael Shayne Cochran and Stephanie Dawn Newman. By operation of statutory law, the tenant in common interest owned by Jacquelyn Carole Newman automatically vested in her heirs at law upon her death.

6. As a result of the foregoing, the following persons constitute the present tenant in common owners of the subject real property as of the date of this Affidavit:

    a. Margaret C. (Susie) Sowell (20% tenant in common)
    b. Joyce Lee Cochran (20% tenant in common)
    c. James A. Marshall, Jr. (20% tenant in common)
    d. Todd Maurer Marshall (20% tenant in common)
    e. Shannon Radwick (one-third of 20% tenant in common share)
    f. Michael Shayne Cochran (one-third of 20% tenant in common share)
    g. Stephanie Dawn Newman (one-third of 20% tenant in common share)

FURTHER THE AFFIANT SAYETH NOT.

Dated this 18th day of March, 2010.

Margaret C. Sowell
Margaret C. (Susie) Sowell
308 Gaywood Drive
Nashville, TN 37211

NOTARY ATTESTATION

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me this 18th day of March, 2010, the above-mentioned Margaret C. Sowell did appear and sign in my presence under oath the foregoing Affidavit of Heirship.

Freda R. Swafford
Notary Public
My Commission Expires: 01/07/13

FREDA R. SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Document Prepared By:
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