NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Timothy Brian Harrington, Dorris Regina Cunningham,	Timothy Brian Harrington 7354 River Road Pike	Map 103-01-0 Parcel 038.00
Clarence Everette Harrington,	Nashville, TN 37209	
And Marcia Gwen Harrington		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is improved property known as: **6101 Cowden Ave., Nashville, Davidson County, Tennessee 37209.**

AFFIDAVIT OF HEIRSHIP

The Affiant, Timothy Brian Harrington, having been duly sworn according to law, deposes and says:

1. Nellie Broadrick owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

nessee, described as follows to wit:
A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northerly part of lot No.12 on the map of John B. Cowden's Second Subdivision of a 49-acre tract not of record described according to a survey made by Pete Meyer, Surveyor, February 18, 1946, as follows:
BEGINNING at a point in the westerly margin of an unnamed street, 290 feet, more or less, southerly from the intersection of said westerly margin of an unnamed street and the southerly margin of Charlotte Pike being also the southeast corner of an alley on said plan; thence with the westerly margin of said unnamed street south 28 deg. east 109 feet to a point; thence southwestwardly 50 feet, more or less, to a point in the eastern boundary line of lot No. 11 on said plan; thence with the line between said lots No.11 and 12, northwardly 110 feet to a point in the southerly margin of said alley; thence with the southerly margin of said alley, eastwardly 50 feet to the beginning.
BEING the same property conveyed to the sole and separate use of Ethel Capps Long by deed of record in Book 2340, page 316, said Register's Office, the said Ethel Capps Long having died testate in Davidson County, Tennessee, on December 7, 1960, and being a part of the real property inherited by Dan S. Gowin by Will of Ethel Capps Long of record in Will Book 74, page 1, Davidson County Court Clerk's Office

Being the same property conveyed to Robert A. Broadrick and wife, Nellie Broadrick from Dan S. Gowin and wife, Evelyn Gowin, by warranty deed of record in Book 3429, page 307, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130078974 AFFIDAVIT
Recvd: 09/11/13 16:17 2 pgs
Fees:12.00 Taxes:0.00
20130911-0096096

This is the same description as in the previous deed of record.

This is improved property known as: **6101 Cowden Ave., Nashville, Davidson County, Tennessee 37209.**

2. Robert A. Broadrick predeceased Nellie M. Broadrick, having died in 1965..

3. Nellie Broadrick, unmarried, died testate on 07/27/2012. Her probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #12P-1189. The Last Will and Testament of Nellie M. Broadrick was admitted to probate and a certified copy is being filed simultaneously herewith. In said Last Will and Testament, the real property located at 6101 Cowden Ave., Nashville, Davidson County, Tennessee, was devised equally and in equal shares to Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington.

5. Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington.own the fee simple interest in the real property located at 6101 Cowden Ave., Nashville, Davidson County, Tennessee, pursuant to the probated Last Will and Testament of Nellie M. Broadrick, of which a certified copy is being filed simultaneously herewith

6. Further, Affiant saith not.

Timothy Brian Harrington
Executor of the Estate of Nellie M. Broadrick

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Brian Harrington, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2013.

NOTARY PUBLIC

My commission expires: 01-06-2015