Prepared By:
Jeffrey Schoenblum
131 21st Ave. S.
Nashville, TN 37203

AFFIDAVIT RE PERSONS ENTITLED TO ESTATE OF ROBERT A. KEENAN PURSUANT TO TENNESSEE CODE ANNOTATED §30-2-712

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, Thomas Newman Keenan, presently residing at 9322 Coxboro Drive, Brentwood, TN 37027-8706, after first being duly sworn according to law, depose and say as follows:

1. That I am the executor of the estate of Robert A. Keenan, who died on October 11, 2012;

2. That at the time of his death Robert A. Keenan owned unimproved property situated in Davidson County, TN, and more accurately described in Exhibit A, attached hereto and also identified on the deed as Map 43-12, parcels 1-9, Davidson County, Tennessee;

3. That Robert A. Keenan died with a will admitted to probate December 6, 2012, in the Chancery Court for Williamson County, Tennessee, bearing the docket number P6786, and that his will provided, pursuant to A-3(a) and B-2(b)(1) of that will, and as a consequence of his wife not surviving him, that each of the children of Robert A. Keenan were entitled to equal shares of his residuary estate, and that his residuary estate included the property described in more particular detail in this Affidavit and Exhibit A hereto.

4. That at the time of his death, Robert A. Keenan was survived by all four of his children: Dorothy Nell Keenan, Kathryn Keenan, Robert O. Keenan, and Thomas Newman Keenan; and

5. That at his death, in accordance with Tennessee Code Annotated section 31-2-103, the particular property described herein passed at that time to his four children as tenants in common and that they are currently the owners of the property as tenants in common; and that there are no unpaid claims of creditors of the estate of Robert A. Keenan.

Thomas Newman Keenan,
Executor of Estate of Robert A. Keenan

July 10, 2014
Date

Sworn to and subscribed before me, a Notary Public in and for said County and State, by the person whose signature is affixed hereto on this the 10th day of July, 2014.

Notary Public
My Commission Expires: 11-3-2015

ANITA L. McCUMBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140053484 AFFIDAVITH
Recvd: 07/24/14 09:47 2 pgs
Fees:12.00 Taxes:0.00
20140724-0065726

EXHIBIT A

Lots Nos. 8, 9, 10, 11, 12, 13, 14, 15 and 16 on the Plan of Eller-Vandiver subdivision of Block A, not of record, described according to a survey of Ewell Anderson, Surveyor, dated April, 1945.

Being the same property conveyed to Robert A. Keenan by deed from R. N. Covington and his wife, Martha P. Covington, of record in Book 4828, page 727, and re-recorded in Book 4938, page 718, Register's Office of Davidson County, Tennessee; being the same property conveyed to D. N. Covington and wife, Martha P. Covington, by deeds from Lewis Malone, Jr., et ux; Charles C. Horn, et ux; Nolen L. Hire, et ux; and Lila C. Hooper Persons of record in Book 4486, page 750, Book 3905, page 197, Book 4181, page 267, and Book 4463, page 664, respectively, Register's Office of Davidson County, Tennessee. Lot Nos. 8, 9, 10, 11, 12, 13, 14, 15, and 16 being more completely described as follows:

Lots. Nos. 8 and 9:

Said Lots Nos. 8 and 9 begin on the easterly margin of Rio Vista Drive at a point 303 feet north of the northerly margin of DuPont Avenue, said point being the corner of Lots Nos. 7 and 8; thence with said Drive northwardly 100 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots easterly 275 feet to the low water mark of the Cumberland River; thence with said low water mark, southwardly 100 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots westwardly 275 feet to the point of beginning.

Lot No. 10:

Said Lot No. 10 fronts 50 feet on the easterly margin of Rio Vista Drive and runs back between parallel lines 275 feet to the low water mark of the Cumberland River.

Lots Nos. 11 and 12:

Beginning on the easterly margin of Rio Vista Drive at a point 453 feet north of the northerly margin of DuPont Avenue, as measured along the easterly margin of said Drive, said point being the corner of Lots Nos. 10 and 11; thence with said Drive northwardly 100 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots eastwardly 275 feet to low water mark of the Cumberland River; thence with said low water mark southwardly 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots westwardly 275 feet to the beginning.

Lots Nos. 13 and 14:

Said Lots Nos. 13 and 14 front together 100 feet on the easterly margin of Rio Vista Drive and run back between parallel lands 275 feet to the original low water mark of the Cumberland River as shown on the said Anderson survey.

Lots Nos. 15 and 16:

Beginning at a point in the easterly margin of Rio Vista Drive, at the common corner of Lots Nos. 14 and 15; thence with the margin of the said Drive, northerly 100 feet to a point in the common corner of Lots Nos. 16 and 17; thence with the line between said lots, 275 feet, more or less to the low water mark of the Cumberland River; thence down said River, 100 feet more or less to the common corner of Lots 14 and 15; thence with the line between said lots westerly 275 feet, more or less to the point of beginning.