BILL GARRETT, Davidson County
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Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Charles Larry Beard	SAME	081 07 0 045.00
and Robert Lee Beard		081 03 0 291.00
2023 B 10th Avenue, North		081 03 0 292.00
Nashville, TN 37208		081 03 0 293.00

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **CHARLES LARRY BEARD and ROBERT LEE BEARD,** Co-Executors of the **ESTATE OF EDITH B. STUART,** deceased, being duly sworn, depose and state:

EDITH B. STUART died testate on the 10th day of January, 2015, in Davidson County, Tennessee.

That the Last Will & Testament of **EDITH B. STUART,** deceased, was admitted to Probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 15P-517, on the 8th day of April, 2015.

That pursuant to the terms and provisions of the Last Will & Testament of Edith B. Stuart, deceased, her two sons, **CHARLES LARRY BEARD and ROBERT LEE BEARD**, as sole beneficiaries, were bequeathed all property owned by **EDITH B. STUART,** deceased.

That **EDITH B. STUART,** was the fee simple owner of the following described real estate at her death. Said land is

described as follows, to wit:

TRACT I:
2103 14th Avenue, North
Nashville, TN 37208
MAP/Parcel #081 07 0 045.00

LAND in Davidson County, Tennessee, being the northerly 6 feet of the easterly 106 feet of Lot No. 38 and the southerly 42 feet of the easterly 106 feet of Lot No. 37 on the Owens Plan of Buena Vista, of record in Book 57, Page 26 and 27, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 48 feet on the westerly side of 14th Avenue North and extends back between parallel lines 106 feet to an alley.

BEING the same property conveyed to Edith B. Stuart by deed from Mary J. Williams, of record as Instrument #20061003-0122615 and as Re-recorded as Instrument #20061004-0123181, Register's Office for Davidson County, Tennessee.

TRACT II:
2023 10th Avenue, North
Nashville, TN 37208
Map/Parcel #081 03 0 291.00

BEING part of the Lot No. 12 on the Plan of Owens Buena Vista Lots, of record in Book 15 Pages 10 and 11, Register's Office for said County, as follows:

SAID part of said lot is described as follows: Beginning at a point, the southwest corner of Cass Street and 10th Avenue, North; thence with the southerly margin of Cass Street westerly 128.1 feet to an alley in the rear; thence with the easterly margin of said alley southerly 61 feet; thence easterly 128.1 feet, more or less, to a point in the westerly margin of 10th Avenue North, 60 feet from Cass Street; thence along the westerly margin of 10th Avenue, North, 60 feet to the point of beginning.

BEING the same property conveyed to Charles O. Stuart by deed from O.B. Hofstetter, Jr., Substitute Trustee, of record in Book 4313, Page 351, Register's Office for Davidson County, Tennessee; **AND** being the same property bequeathed to Edith B. Stuart under the terms of the Last

Will and Testament of Charles O. Stuart, Sr., as evidenced by Order for Probate Only of record as Instrument #20020219-0020733, Register's Office for Davidson County, Tennessee.

TRACT III:
2022 10th Avenue, North
Nashville, TN 37208
Map/Parcel #081 03 0 292.00

LAND in Davidson County, Tennessee, being Lot No. 31 in Owen's Subdivision of Lot 11 in Owen's Buena Vista Plan of Lots in the 13th Civil District (now in the Second Ward of the City of Nashville) a plan of which subdivision is recorded in the Register's Office in Book No. 57, Page 26, and is specially referred to for description.

SAID Lot fronts about 65 feet on the east side of Crooked Street (now 10th Avenue North) and extends back between parallel lines and with the south side of Cass Street, 129 feet, more or less, to the line of Lot No. 30.

BEING the same property conveyed to Charles Stuart by deed from Earl Hawkins of record in Book 5023, Page 420, Register's Office for Davidson County, Tennessee; **AND** being the same property bequeathed to Edith B. Stuart under the terms of the Last Will and Testament of Charles O. Stuart, Sr., as evidenced by Order for Probate Only of record as Instrument #20020219-0020733, Register's Office for Davidson County, Tennessee.

TRACT IV:
2020 B 10th Avenue, North
Nashville, TN 37208
Tax Map/Parcel #081 03 0 293.00

BEING part of Lot No. 32 on the Plan of Owen's Plan of Buena Vista Lots, of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Holt's 2 acre lot on the east side of Crooked Street, and running northwardly along Crooked Street 50 feet to a stake; thence easterly and parallel to Holt's line 129 feet to a alley; thence eastwardly along said alley 50 feet to Holt's line; thence westerly with Holt's line 129 feet to the beginning, it being property now known as 2020 10th Avenue, North in the city of Nashville.

BEING the same property conveyed to Charles O. Stuart by deed from Robert Lee Beard, III, of record in Book 6399, Page 602, Register's Office for Davidson County, Tennessee; **AND** being the same property bequeathed to Edith B. Stuart under the terms of the Last Will and Testament of Charles O. Stuart, Sr., as evidenced by Order for Probate Only of record as Instrument #20020219-0020733, Register's Office for Davidson County, Tennessee.

That **EDITH B. STUART**, deceased, was unmarried at her death, her spouse, Charles O. Stuart, Sr. (being one and the same person as Charles Stuart and Charles O. Stuart), having died on the 8th day of August, 2001, and she did not thereafter re-marry.

THAT there are no debts or encumbrances existing which are a lien on said interest in the above described real estate.

THAT there are no debts of the deceased known to us that were not satisfied during administration of the above referenced estate.

Charles Larry Beard
CHARLES LARRY BEARD, Co-Executor

Robert Lee Beard
ROBERT LEE BEARD, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **CHARLES LARRY BEARD and ROBERT LEE BEARD, Co-Executors of the Estate of Edith B. Stuart**, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and

delivered the foregoing instrument in my presence, and who, upon their oath, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 4th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Robert Lee Beard
AFFIANT

SWORN to and **SUBSCRIBED** before me this 4th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 07/03/2017