This Instrument Prepared by:
Foundation Title & Escrow Series, LLC
30 Burton Hills Blvd., Ste. 210
Nashville, TN 37215
(615) 665-8880

Re: 1010 Maynor Avenue
Nashville, TN 37216

Davidson County AFFIDAVITH
Recvd: 07/28/17 14:39 2 pgs
Fees:12.00 Taxes:0.00
20170728-0076856

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

1. My name is Rebecca Stewart, I am an adult resident of the State of Tennessee and being well-acquainted with Percy J. Nellums Jr. and his late spouse and children, I am competent to give the testimony in this sworn Affidavit. Percy J. Nellums Jr. was a family friend and I knew him through his daughter, Deborah Hamm. I have known Deborah Hamm for approximately forty-five (45) years.

2. Percy J. Nellums Jr.'s wife predeceased him and at the time of his death, he was unmarried. Percy J. Nellums Jr. was survived by his two (2) children, Deborah K. Hamm and Joseph A. Nellums. Percy J. Nellums Jr. and his late wife had another child, but this child predeceased Percy J. Nellums Jr. and left no surviving issue.

3. The heirs at law of Percy J. Nellums Jr. are his daughter, Deborah K. Hamm, and his son, Joseph A. Nellums.

4. Percy J. Nellums Jr. owned a full undivided interest in the property located at 1010 Maynor Avenue, Nashville, Tennessee, 37216 at the time of his death.

5. The Home is more particularly described as follows:

Being Lot No. 15 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the southerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Percy Nellums, Jr., and wife, Barbara R. Nellums by Warranty Deed from Juanita H. Smith, a widow dated February 14, 1962 and recorded February 15, 1962 in Book 3342, Page 99, in said Register's Office for Davidson County, Tennessee. The said Barbara F. Nellums having died on August 4, 2016 leaving Percy Nellums Jr. as the surviving tenant by entirety. The Percy Nellums Jr. having died testate on 5/17/2017, leaving Deborah K. Hamm and Joseph A. Nellums as his sole heirs at law, per his Last Will and Testament, being probated in Case No. 17P1029, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

6. Percy Nellums Jr. died testate on May 17, 2017, leaving Deborah K. Hamm and Joseph A. Nellums as his sole heirs at law.

Rebecca Stewart Rebecca Stewart
Rebecca Stewart

*Rebecca Stewart

Now having first been sworn, the above named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

Paul D Hinton

Notary Public

My commission expires: 5-3-21

PAUL D HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodi electronic version of the attached document tendered for registration herewith and tha true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019