Karen Y Johnson Davidson County
Batch# 144578 **AFFIDAVITH**
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Fees: $17.00 Taxes: $0.00
20180924-0094602

This instrument prepared based on information
provided by the parties and not independent verification by:
Penny Harrington
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone (615) 320-9977
Facsimile: (615) 320-9929

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned having been first duly sworn according to law, deposes and states as follows:

That they have personal knowledge of the matters stated in this Affidavit.

That Frederick L. McKissack (hereinafter "the Decedent") died intestate on April 28, 2013.

That, at the time of his death, the Decedent was a resident of St. Louis, Missouri.

That, at the time of his death, the Decedent was a tenant in common with me and Lewis W. McKissack, Jr. and Joel Martin McKissack in the ownership of real property described below:

Land in Davidson County, Tennessee, being part of lot No. 25 on the plan of 0. B. Haye's Large Lots, called " Rokeby" , as of record in Book 21, Page 87 , Register 's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 15th Avenue South, formerly Washington Street, 100 feet southerly from the Southwest corner of said 15th Avenue south and Edgehill Avenue, formerly Jackson Street, said point being the Southeast corner of a part of Lot No. 25, conveyed to Calvin L. Mckissack and wife, by deed from Lemuel Harlin Mckissack, of record in Book 1218, Page 309 , said Register's Office, thence with the Southern boundary line of said Calvin L. Mckissack property, and the property lying west of said Mckissack property and parallel with said Edgehill Avenue, Westwardly 152 feet 6 inches , more or less, to

the easterly margin of proposed alley;

thence with the easterly margin of said alley southwardly 55 feet; thence eastwardly and parallel with said Edgehill Avenue, 1 52 feet 6 inches, more or less , to the Westerly, margin of said 15th Avenue South ; Northwardly 55 feet to the beginning. Being the same property conveyed to Bessye Mckissack by deed, from Lewis Winter Mckissack , of record in Book 3701, Page 307, Register's Office for Davidson County , Tennessee.

Being the same property conveyed Lewis Winter Mckissack and wife, Bessye F. Mckissack, by deed from Moses Mckissack and wife, of record in Book 2097, page 244, Register's Office of Davidson County, Tennessee.

This is improved property known as 1205 15th Avenue South, Nashville, Tennessee.

That the Decedent was survived by three (3) children: Frederick L. McKissack, Jr., John Patrick McKissack and Robert Lewis McKissack.

That Frederick L. McKissack, Jr. , John Patrick McKissack and Robert Lewis McKissack each received 8.33 percent interest in the real estate described above by virtue of the laws of descent and distribution, each being one of Decedent's heirs at law.

That there are no debts or encumbrances remaining that are or might become a lien in the aforementioned real estate.

That *Tenn. Code Ann.* § 67-4-409(a)(3)(D) exempts this instrument from tax and *Tenn. Code Ann.* § 67-4-409(a)(5) further provides the valuation oath is unnecessary, said Affidavit being used to evidence transfer of title to the property to a beneficiary.

FURTHER, AFFIANTS SAY NOT.

Dated this the 27 day of August, 2018.

Moses Mckissack

MOSES ANDREW MCKISSACK

Lewis W Mckissack

LEWIS W. MCKISSACK

OATH

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **MOSES ANDREW MCKISSACK**, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his 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 the 27 day of August, 2018.

PENNY HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-8-22

OATH

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **LEWIS W. MCKISSACK**, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his 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 the 27 day of August, 2018.

PENNY HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-8-22