(1)

Prepared by:
Bennett & Pressley, P. C.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 209266 AFFIDAVITH
03/25/2019 09:14:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190325-0026511

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes Shane Scott Horton (the "Affiant"), being first duly sworn according to law, being of lawful age and with residence address of 310 Chapel Avenue, Nashville, TN 37206, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of Affiant's own free will and based upon Affiant's personal knowledge and familiarity:

1. Affiant's relationship with Decedent and therefore the source of Affiant's personal knowledge is that he was Decedent's nephew, being a son of Decedent's sister, Rosalyn Jean Horton, and thus also the grandson of W. D. Donnell, Sr. ("Donnell, Sr."), the sole heir-at-law of Decedent as described herein. As such Affiant, who is 52 years of age, has known Decedent and Donnell, Sr. for Affiant's entire life including specifically the history related herein. Although he is related to Decedent and Donnell, Sr., Affiant does not benefit from the heirship of the Property described herein and is therefore a disinterested party qualified to make this Affidavit.

2. Johnny C. Donnell (the "Decedent") died on December 17, 2015. To the best of Affiant's knowledge, and as Affiant has been informed and believes, no paper writing purporting to be a Last Will and Testament was ever found and therefore Decedent died intestate.

3. Decedent was unmarried and had never been married at the time of his death. Decedent never at any time had any children, neither natural born nor adopted.

4. At the time of his death, Decedent owned the real property located at 1009 Davidson Street, Nashville, Davidson County, Tennessee, being Parcel ID #093 08 0 059.00 in the official maps and records of the Assessor of Property for Metropolitan Nashville/Davidson County and being more particularly described in deed to Decedent of record in Instrument No. 20120802-0068210, in the Register's Office for Davidson County, Tennessee (the "Property").

5. Having died intestate and without any surviving spouse or issue, Decedent's sole heir at law under the Tennessee law of intestate succession was Decedent's surviving father, Donnell, Sr. Decedent's mother, Irma Jean Donnell (Affiant's grandmother), predeceased Decedent on March 16, 2011. Accordingly, to Affiant's knowledge, Donnell, Sr. succeeded to sole ownership of the Property as Decedent's sole heir at law pursuant to the Tennessee law of intestate succession, T.C.A. 31-2-104.

6. Affiant understands that this Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by a purchaser of the Property and by the title insurance company in the issuance of a policy of title insurance insuring the marketability of the title conveyed to such purchaser by Rosalyn Jean Horton and W. D. Donnell, Jr., the devisees of the Property under the Last Will and Testament ("Will") of Donnell, Sr., who died on December 2, 2018 leaving a Will which was admitted to probate in the Davidson County Probate Court in Docket No. 19P162.

DULY EXECUTED, this 7th day of March, 2019.

Shane Scott Horton

Shane Scott Horton, Affiant, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Shane Scott Horton, to me known to be the person described herein based on personal acquaintance, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, acknowledged that they executed the same as their free act and deed, and that the facts set forth therein are true, correct and complete to the best of their knowledge, information and belief.

Witness, my hand and official seal, this the 7th day of March, 2019.

Commission Expires: 11-5-19

Deborah K. Hines
Notary Public

DEBORAH K. HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.