This instrument prepared by:
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 1725 21st Avenue North,
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 231292 AFFIDAVITH
05/17/2019 10:08:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190517-0046654

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Barbara Cheek, being first duly sworn, deposes and states, under oath as follows:

A. Howard Lee and wife, Josephine Crowder Lee owned a certain parcel of real property described as and located at 1725 21st Avenue North, Nashville, TN 37208 (the Property). The deed vesting title in their names as tenants by the entirety is of record in Book 2151, page 157, Register's Office for Davidson County, Tennessee.

B. Howard Lee died on February 11, 2002 and his wife, Josephine Crowder Lee died on February 8, 2018. Title vested in Josephine Crowder Lee as the sole surviving tenant by the entirety.

C. Josephine Crowder Lee was survived by her four children, Howard Lee, Jr., Kenneth Wayne Lee (her sons) and Brenda Joyce Williamson, Sharon Lee Farmer (her daughters)

D. Josephine Crowder Lee was the sole owner of the following parcel of real estate when she died on February 8, 2018.

Land in Davidson County, Tennessee, being Lot No. 281 on the Map of J. M., T. J., and G. W. Harding's Plan of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 281 fronts 50 feet on the west side of 21st Avenue North and extends back between parallel lines 158 feet to an alley.

Being the same property conveyed to Howard Lee and wife, Josephine Crowder Lee by deed from Leo D. Brown, unmarried, of record in Book 2151, page 157, said Register's Office for Davidson County, Tennessee. Howard Lee has since died and upon his death, title was vested in Josephine Crowder Lee as the sole surviving tenant by the entirety. Josephine Crowder Lee has since died on February 8, 2018 and her interest to the property passed at the death of Josephine Crowder Lee to her children, Howard Lee, Jr., Kenneth Wayne Lee, Brenda Joyce Williamson, Sharon Lee Farmer, as her only heirs at law.

This is improved real property located at 1725 21st Avenue North, Nashville, Tennessee 37208.

F. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

G. The Affiant had known Josephine Crowder Lee and husband, Howard Lee for over ten (10) years as their friend.

Further the Affiant Saith Not.

Barbara Cheek

Barbara Cheek

STATE OF Maryland }
COUNTY OF Prince George }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Barbara Cheek whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8 day of May, 2019.

Notary Public

My Commission Expires: 06/29/19

KYLE WATSON NOTARY PUBLIC PRINCE GEORGES CO MD

KYLE WATSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 29, 2021