This instrument prepared by:
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

File No. ALW-19-2223/ALW-19-2341

Karen Johnson Davidson County
Batch# 265275 AFFIDAVITH
08/01/2019 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0076168

AFFIDAVIT OF HEIRSHIP

I, Maria J. Robbins (hereinafter referred to as "Affiant"), being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 4413 Winston Avenue, Nashville, TN 37211

2. That Affiant personally knew **LEON OTEY**, deceased (hereinafter referred to as "Decedent"), and has personal knowledge of the family of Decedent.

3. That Affiant, knew that at date of death said Decedent , owned the following described real estate in **Davidson** County, Tennessee:

1. 2223 MORENA STREET, NASHVILLE, TN 37208

Land in Davidson County, Tennessee, being the Westerly 100 feet of the North half of Lot No. 6 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book 25, Page 453, Chancery Court at Nashville, and more fully described as follows:

Said part of Lot No. 6 fronts 100 feet on the southerly side of Morena Street and runs back between parallel lines with the easterly margin of 23rd Avenue North, formerly Harrahan Avenue, 161 feet, more or less, to an alley.

Being the same property conveyed to Leon Otey by Warranty Deed from Edith E. Otey, recorded on the 4th day of November, 1994, in Deed Book 9512, Page 767, in the Register's Office of Davidson County, Tennessee. Leon Otey having died on 11/09/1995, a resident of San Jose, Santa Clara County, California.

2. 2341 MORENA STREET, NASHVILLE, TN 37208

A certain tract or parcel of land in 13th Civil District of Davidson County, State of Tennessee as follows:

Part of Lot No. 6 in the subdivision of Lot No. 4 in the Elizabeth Harding Lyttle tract. Beginning on the southern margin of Morena Street at the North East corner of said Lot No. 6 and running westwardly with said street 50 feet; thence at right angles to said street, southwardly 161 feet - more or less to a 12 foot alley; thence eastwardly with said alley 50 feet to the east boundary line of said Lot No. 6; thence northwardly with said line 161 feet more or less to the beginnning (as described in Deed, recorded in Deed Book 240, Page 322, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Deed from Adele Cooper Thurband, CN Cooper, Lula Jackson Thurband, WF Jackson, James Kittleband, and August F. Kittleband, to Charles Gardner, as recorded on the 7th day of November, 1899, in Deed Book 240, Page

322, in the Register's Office of Davidson County, Tennessee. Charles Gardner having died (date unknown), leaving subject property to (his children) Estelle Gardner Cecil, Charles Gardner, George Gardner, Melvin Gardner, Arthur Gardner, William Gardner, Rosetta Gardner Jones, Lincolnia Gardner Bowie, and Mary Gardner Robertson, pursuant to Affidavit of Heirship recorded in Deed Book 8114, Page 809, said Register's Office. Estelle Gardner Cecil, a widow, having conveyed her interest in subject property to Edith E. Otey, by Quitclaim Deed recorded on the 23rd day of May, 1990, in Deed Book 8114, Page 811; Edith E. Otey having conveyed her interest in subject property to Leon Otey, by Quitclaim Deed recorded on the 4th day of November, 1994 in Deed Book 9512, Page 765, said Register's Office. Leon Otey having died on 11/09/1995, a resident of San Jose, Santa Clara County, California. Pursuant to Order Granting Motion of Default and Other Relief, in the Quit Title action, filed February 20, 2019, Case No. 18-145-II, in the Chancery Court, for Davidson County, Tennessee, Heather Otey and James Otey (a/k/a James R. H. Otey, II) are granted the right to sell subject property.

4. That Decedent died on **11/09/1995**, and was at that time a resident of **SANTA CLARA** County, State of **CALIFORNIA;**

5. That Decedent died intestate.

6. That Decedent was not married at the time of **his** death.

7. That the following persons are all of the children born to or adopted by Decedent during the Decedent's lifetime:

HEATHER OTEY, JAMES OTEY A/K/A JAMES R. H. OTEY, II

8. That the said Heather Otey and James Otey a/k/a James R. H. Otey, II constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent:

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

Affiant's Signature

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COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

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STATE OF Tennessee
COUNTY OF Davidson
Before me, Adrienne P. Bowling, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Doris J. Dabbs, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, (city) Tennessee (state) this 3rd day of June, 2019.

Adrienne P. Bowling
Notary Public
My Commission expires: 07-06-2020

ADRIENNE P. BOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

ADRIENNE P. BOWLING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

