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Karen Johnson Davidson County
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COUNTY: DAVIDSON
PARCEL ID: 067-00-0-014.00
&
067-00-0-015.00
ADDRESS: 5250 ASHLAND CITY HIGHWAY
NASHVILLE, TN 37218
&
5258 ASHLAND CITY HIGHWAY
NASHVILLE, TN 37218

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AFFIDAVIT OF HEIRSHIP BY MARTHA J. WEATHERLY CONCERNING H. M. BEARD, SR.

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1. Affiant is as follows:

   MARTHA J. WEATHERLY
   1203 DAVIDSON ROAD
   ASHLAND CITY, TENNESSEE 37015

2. This affidavit is being provided to clarify title to all real property owned by **BETSY H. BEARD & DENISE LOVELACE** in **Davidson County Tennessee;** including but not exclusive to, the property being described as follows:

   COUNTY: DAVIDSON
   PARCEL ID: 067-00-0-014.00
   &
   067-00-0-015.00
   ADDRESS: 5250 ASHLAND CITY HIGHWAY
   NASHVILLE, TN 37218
   &
   5258 ASHLAND CITY HIGHWAY
   NASHVILLE, TN 37218
   OWNER: BETSY H. BEARD & DENISE LOVELACE

3. This Affidavit is given freely and pursuant to the provisions of **Tennessee Code Annotated § 30-2-172** for the purpose of facts concerning the heirs of **H. M. Beard, Sr. (DOD: 08-23-1959)** and first wife, **Mattie Belle Bridges Jones (DOD: 1946)** and second wife, **Elizabeth Megar Jones Beard (DOD: 07-15-1982)** and the real property interest / portion owned by heirs at law of **H. M. Beard, Sr. (DOD: 08-23-1959)** and **Mattie Belle Bridges Jones (DOD: 1946)** and second wife, **Elizabeth Megar Jones Beard (DOD: 07-15-1982)** at **5250 Ashland City Highway, Nashville, Tennessee, TN 37218 and 5258 Ashland City Highway, Nashville, Tennessee.**

TRACT #1

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEING a lot fronting 200'on the new Hydes Ferry Pike and running back between parallel lines 327'7"and containing 1 1/2 acres, more or less. The said 200'frontage lies Easterly from the Westerly property line Mrs. Mary D. Foster at its intersection with the Northerly right of way line of the new Hydes Ferry Pike and is more particularly described as follows:

Beginning at the intersection of the property line between Foster and McDonald, which is Foster's West property line and McDonald's East property line, and the Northerly right of way line of the new Hydes Ferry Pike, and running North 15 deg. West along said property line 327'7", thence North 66 deg. 7'East 200'; thence South 15 deg. - 0'East 327'7"to the Northerly right of way line of the new Hydes Ferry Pike; and thence South 66 deg. - 7'West 200'to the beginning and containing 1 1/2 acres more or less.

Being the same property conveyed to H.M. Beard, Sr. and wife, Mattie Belle Bridges Beard by deed from the Davidson County Highway Commission, of record in Book: 1072, Page: 318, dated December 6, 1937, said Register's Office. Mattie Belle Bridges Beard died in 1946 leaving H. M. Beard, Sr. as the surviving tenant by the entireties. H. M. Beard, Sr. died intestate on or about August 23, 1959, leaving H. M. Beard, Jr. and Mary Elizabeth Beard as his only heirs-at-law.

Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088792, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088791, said Register's Office.

H. M. Beard Jr., a/k/a Hayes Beard, has conveyed his one-half undivided interest in said property to the Hayes & Betsy Beard Revocable Living Trust by deed of record in Book: 9959, Page: 83, said Register's Office. Betsy H. Beard as Trustee of the Hayes & Betsy Beard Revocable Living Trust has conveyed said one-half undivided interest in said property to Betsy H. Beard by Quitclaim Deed of record as Instrument No. 20070312-0030293, said Register's Office.

TRACT #2

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of U. S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R. D. Hyde; thence with the western boundary line of the said Hyde Property; north 20 deg. 13'west 1570 feet to a point and north 21 deg. 12'west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53 deg. 02'west 336.3 feet to a point, south 62 deg. 39'west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to Douglas McDonald; thence with the eastern boundary line of said McDonald's property, south 22 deg. 11'east 583.4 feet to a point and south 19 deg. 29'east 1058 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence with the northern boundary line of the property owned by McDonald and H. M. Beard, north 62 deg. 06'east 444 feet to Beard's northeast corner; thence with the eastern boundary line of said Beard's tract of land, south 19 deg. 22'east 327 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said highway, north 62 deg. 06'east 486 feet to the beginning, containing 39 acres, more or less.

Being the same property conveyed to H. M. Beard, Sr. and wife, Elizabeth Beard, by

deed from Samuel Foster, Carrie Foster Rassmussen and Mabel Foster Elliott, Marion Lunda and Fred Lunda, of record in Book: 1756, Page: 126, dated August 1, 1949, said Register's Office. H. M. Beard, Sr. died on or about August 23, 1959, leaving Elizabeth Beard as the surviving tenant by the entirety. Elizabeth Beard conveyed said property to H.M. Beard, Jr. (DOD: 06-17-2006) and Mary Elizabeth Beard, reserving unto herself a life estate, by deed of record in Book: 2965, Page: 69, dated October 6, 1959, said Register's Office. Elizabeth Beard has subsequently died, (DOD: 07-15-1982), thereby extinguishing her life estate.

H.M. Beard, a/k/a Hayes M. Beard, Jr. and Betsy Beard, have conveyed his interest in said property to The Hayes and Betsy Beard Revocable Living Trust, by Quitclaim Deed of record in Book: 9959, Page: 85, dated February 13, 1996, said Register's Office. Betsy H. Beard, Trustee of The Hayes and Betsy Beard Revocable Living Trust, has conveyed said one-half undivided interest in said property to Betsy H. Beard, by Quitclaim Deed of record as Instrument No. 20070312-0030294, dated March 9. 2007, said Register's Office.

Mary Elizabeth Beard has since married Neil C. Watson and is now known as Mary Elizabeth Watson. Mary Elizabeth Watson died testate on or about December 26, 2007, devising her interest in said property to Neil C. Watson, by will of record in Docket No. 19P48 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Neil C. Watson died testate on or about May 16, 2015, devising his one-half undivided interest in said property to Denise Lovelace by will of record in Estate No. FI-2015-0000984 in the Circuit Court of Fairfax County, Virginia (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088792, said Register's Office. An order of probate for muniment of title was filed in Docket No. 17P1252 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record as Instrument No. 20170829-0088791, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 5250 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218 & 5258 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218.

4. Affiant is familiar with the Beard family as being a friend of the family for Thirty-Two (32) years. Affiant further states that H. M. Beard, Sr. (DOD: 08-23-1959) married his first wife, Mattie Belle Bridges Jones) who passed away in 1946 and then married his second wife, Elizabeth Megar Jones Beard (DOD: 07-15-1982) and the real property interest / portion owned by heirs at law of H. M. Beard, Sr. (DOD: 08-23-1959) and Mattie Belle Bridges Jones (DOD: 1946) and second wife, Elizabeth Megar Jones Beard (DOD: 07-15-1982) are located at 5250 Ashland City Highway, Nashville, Tennessee, TN 37218 and 5258 Ashland City Highway, Nashville, Tennessee.

5. Affiant would state that a probate action or estate has not been open for H. M. Beard, Sr. in Davidson County. Affiant would also state that Elizabeth Beard and Elizabeth Megar Jones Beard are one and the same individuals.

6. Affiant is not aware of any unpaid debts, liens, judgments or claims against H. M. Beard, Sr. and H. M. Beard, Sr. was a veteran of World War I

7. Affiant would state that H. M. Beard, Sr. lived at and owned 5250 Ashland City Highway, Nashville, Tennessee, TN 37218 and 5258 Ashland City Highway, Nashville, Tennessee.

8. Affiant would state that H. M. Beard, Sr. (DOD: 08-23-1959) married his first wife, Mattie Belle Bridges Jones) who passed away in 1946 and then married his second wife, Elizabeth Megar Jones Beard (DOD: 07-15-1982) and has received his interest in this real property as stated above in paragraph number three (3). Affiant would further state that these tracts were owned and obtained by H. M. Beard, Sr. (DOD: 08-23-1959) and Mattie Belle Bridges Jones (DOD: 1946) and second wife, Elizabeth Megar Jones Beard (DOD: 07-15-1982) prior to 1959; H. M. Beard, Sr. (DOD: 08-23-1959) and Mattie Belle Bridges Jones (DOD: 1946) both passed away, leaving H. M. Beard, Sr.'s second wife, Elizabeth Megar Jones Beard (DOD: 07-15-1982) are located at 5250 Ashland City Highway, Nashville, Tennessee, TN 37218 and 5258 Ashland City Highway, Nashville, Tennessee.

9. Affiant would state that H. M. Beard, Sr. had the remaining heirs at law of Mary Elizabeth Beard and Hayes M. Beard, Jr. Mary Elizabeth Beard married Neil C. Watson, and the couple lived in Fairfax County, Virginia; furthermore, Mary Elizabeth Beard (Mary Elizabeth Watson) passed away on December 26, 2007. Her estate was submitted to the probate court for Fairfax County, Virginia, and at the time it was shown as an intestate estate. It did not list any ownership interest in real property, in Virginia or Tennessee; henceforth, her daughter, Elizabeth Hooper, was the applicant and administrator. Neil Watson is shown as the only heir at law in the list of heirs, and Neil Watson passed away on May 16, 2015. After his death, his Last Will and Testament is presented for probate in Fairfax County, Virginia, and a niece, Denise Lovelace, is named as Executor. Additionally, the will leaves the entire estate to the niece, Denise Lovelace, and specifically leaves the daughter, Elizabeth Hooper, nothing. The inventory filed for this estate shows several tracts of property in Virginia, but does not show any property interest in Tennessee; furthermore, Elizabeth Hooper, the daughter, challenged the Last Will and Testament of the Neil Watson and lost. The court found that everything went to the niece, Denise Lovelace. Henceforth, by the laws of the respective states, the remaining heirs of H. M. Beard, Sr. in this real property in Tennessee respectfully are:

Betsy Horner Beard
154 Dean Street
Ashland City, Tennessee 37146

Denise Juanita Lovelace
1104 Burton Street
Woodbridge, Virginia 22191-3212

10. Affiant would state that the above facts are true and correct to the best of his/her personal knowledge and understanding.

11. Further, affiant saith not.

State of Tennessee)
County of Cheatham)

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of **Tennessee Code Annotated § 30-2-172** for the purpose of facts concerning H. M. Beard, Sr. on this the 25 th day of July 2019.

Martha J. Weatherly

Martha J. Weatherly, Affiant

Sworn to and subscribed before me this the 25th day of July 2019.

Notary Public

My Commission Expires: May 8, 2022

Stephen Carr Notary Public State of Tennessee Cheatham County My Commission Expires May 8, 2022