This Instrument Prepared by:
Signature Title Services, LLC
120 Dunbar Cave Rd., Suite A
Clarksville, TN 37043
From Information Furnished by the Parties

Karen Johnson Davidson County
Batch# 270344 AFFIDAVITH
08/13/2019 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190813-0080470

# AFFIDAVIT OF HEIRSHIP
## RE: Ivey L. Gray, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES Beverly Ann Lewis, Affiant herein, who, after being first duly sworn according to law, deposes and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age;

2. That Affiant personally knew Ivey L. Gray, Jr., now deceased, hereinafter referred to as "Decedent", having known him for over 30 years, family friend, and has personal knowledge of the life, death and family of the Decedent.

3. That Decedent died on March 16, 2019.

4. That at the time of Decedent's death, he owned an interest in the certain real property situated in Robertson, Davidson, and Bedford Counties, Tennessee, being more particularly described on the attached Exhibit A.

5. That Ivey L. Gray, Jr. was married two times, to Shirley Hayes, which marriage ended in divorce & Janie Wilhoite Gray, who predeceased him.

6. That the marriage between Ivey L. Gray, Jr. and Shirley Hayes produced three issue, namely, Erica Gray, Lashanda Blivens, and Nathan Gray, all of whom survived decedent.

7. That the marriage between Ivey L. Gray, Jr. and Janie Wilhoite Gray produced four issue, namely, Jada Norfleet, Crystal Jarmon, Xavier Gray, and Ivey Gray, III, all of whom survived decedent.

8. That Ivey L. Gray, Jr. was the adoptive father of Zavia Gray, who survived decedent.

9. That decedent had no other issue, natural or adopted.

10. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony. T.C.A. Section 30-2-712 (2).

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT SAITH NAUGHT.

Witness my hand and seal on this, the 7 day of Aug, 2019.

Beverly Ann Lewis
**Beverly Ann Lewis**

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of AUGUST, 2019.

My commission expires: 9/6/22

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Ann Lewis, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 7th day of AUGUST, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 9/6/22

NOTARY PUBLIC

**Exhibit A**

# Bedford County Parcels

**Parcel 1 – 085-057.01:**
Land in Bedford County, Tennessee, commencing at the NW corner of the H.L. Neal tract; thence to run N 123 feet to a cedar tree and the point of beginning; thence continue N along a fence for 127 feet; thence run westerly for 360 feet to a fence corner. Thence run S along a fence for 146 feet to a fence corner; thence run easterly for 368 feet to the point of beginning, containing 1 acre more or less.

**Parcel 2 – 085-057.02**
Land in Bedford County, Tennessee, beginning at a fence post in the northwest corner of the one-acre tract conveyed to Grantors by deed of record in Deed Book 139, page 409, Register's Office for Bedford County, Tennessee; thence west along a fence 589 feet to a fence post on the west margin of a private roadway and beside a concrete marker; thence south along a fence 55 feet to a fence corner; thence west along a fence 240 feet to a fence post beside a concrete marker; thence south along a fence 427.5 feet to a fence post beside a concrete marker; thence east along a fence 287 feet to a corner fence post; thence south along a fence 803 feet to a fence post beside a concrete marker; thence east along a fence 914 feet to a fence post beside a concrete marker; thence north along a fence 983 feet to a post at the intersection of said fence with a fence line from the east; thence northwest 124 feet to a concrete marker; thence west along a fence which is the south margin of the above-described one acre tract 356 feet to a fence post; thence north 133.5 feet to the point of beginning, and containing 28 acres, more or less.

Included in the above description but specifically excluded from this conveyance is that 18-acre tract conveyed to Alvia M. Dalton and Bernice Dalton in Deed Book 224, page 604, Register's Office for Bedford County, Tennessee.

**Parcel 3 – 043-003.00**
**TRACT 1:** Land in Bedford County, Tennessee, beginning at an iron pin in the North margin of the Old Columbia Road, said point also being in the southwest corner of the lands of Bubb Parsons and the southwest corner of the property herein conveyed and running thence in a northerly direction along the line of Parsons a distance of 210 feet to an iron pin; thence in an easterly direction parallel with the north margin of said Old Columbia Road a distance of 210 feet to an iron pin; thence in a southerly direction parallel with the lien of Parsons a distance of 210 feet to an iron pin in the Old Columbia Road; thence in a westerly direction along the North margin of the Old Columbia Road 210 feet to the point of beginning.

**TRACT 2:** Land in Bedford County, Tennessee, beginning at a stake in W.M. Shaw's West line, thence North 15 poles and 10 links to a stake, thence West 10 poles to a stake, thence North 16 poles to a stake, in the center of the road, thence East 10 poles with the road to a stake, thence North 32 poles and 15 links to a stake, thence West 8 poles to a stake, thence North 30 poles to a stake, thence East 8 poles to a stake, thence North 42 poles to a rock pile, thence West 36 ½ poles to a stake, thence South 83 poles to a stake; thence West 12 poles to a stake; thence South 10 poles to a stake, thence, thence East 12 poles to a stake in the center of the road, thence South 51 poles to a stake in T.N. Wortham's North line, thence East with said line 40 poles to the beginning, containing 34 acres and 100 poles be the same more or less.

Included in the above description but excluded from this conveyance are the following tracts:
**TRACT A:** Approximately ¾ acre conveyed to C.M. Parsons, et ux, September 22, 1972, by Deed of record in Deed Book 120, page 139, Register's Office for Bedford County, Tennessee, to which said Deed reference is here had for a more complete derivation and description.

**TRACT B:** Five acres, more or less, heretofore conveyed to James E. Griggs, et ux, et al, by Deed dated December 10, 1973, of record in Deed Book 123, page 732, said Register's Office.

**TRACT C:** One acre, more or less, heretofore conveyed to Alvie Dalton, et ux, by Deed dated July 14, 1978, of record in Deed Book 141, page 219, said Register's Office.

# Davidson County Parcels

**Parcel 4 – 08004003700**
Land in Davidson County, Tennessee, being part of Lots No. 4, 5, and 6 on the plan of J.J. Pates Subdivision of Lots No. 9, 10, 11, 12, 20, 21, 22, and 23 of G.T. Sheegog's Subdivision of record in book 843, page 43, Register's Office for Davidson County, Tennessee, and described according to a loan survey made by T.R. Sanford, Surveyor, dated November 11, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of South Hamilton Road located 218 feet 8 inches Northeasterly from the Northerly corner of Doak Avenue and said road, also located 7 feet northeasterly from the common corner of Lot Nos. 5 and 6; thence Northeasterly with the Northwesterly margin of said road 59 feet 8 inches to an iron pin located 12 feet Northeasterly from the common corner of Lots No. 4 and 5; thence North 55 deg. 25' West 263 feet to an iron pin in the Southeasterly line of Lot No. 16; thence with the line between Lots Nos. 4, 5, and 16, South 36 Deg. 30' West 36 feet to an iron pin; thence South 47 deg. 50' East 97.2 feet to an iron pin; thence South 51 deg. 45' East 34.6 feet to an iron pin; thence South 51 deg. 45' East 125.9 feet to the point of beginning.

**Parcel 5 – 10503007100**
Land in Davidson County, Tennessee, being part of Lot No. 19 on the map of John Nelson's addition as of record in Book 2, page 182, Register's office for said County.

Said part of said lot fronts 40' on the East Side of 3rd Avenue, South, formerly College Street, and runs back between parallel lines, parallel to and 200' North of Chestnut, 131' more or less to an alley.

# Robertson County Parcels

**Parcel 6 – 121K-A-042.00**

Land in Robertson County, Tennessee, beginning at an iron pin in the north margin of County Road number 6280, said pin being located along the north margin of County Road number 6280 from a fence post marking the southeast corner of a tract of land which belongs to Cordell Moss having a deed reference in Deed Book 214, page 3, Register's Office for Robertson County, Tennessee, thence South 86 degrees 09 minutes, 52 seconds East 90.03 feet to the point of beginning, the most southerly southwest corner of this tract and continuing with a new line as follows, North 2 degrees 24 minutes 00 seconds East 1363.67 feet to an iron pin; thence South 3 degrees 07 minutes 05 seconds West 224.11 feet to an iron pin; thence North 85 degrees 57 minutes 06 seconds West, 60.01 feet to an iron pin; thence South 03 degrees 07 minutes 04 seconds West, 377.82 feet to an iron pin; thence North 86 degrees 09 minutes 52 seconds West 299.50 feet to an iron pin; htence South 02 degrees 24 minutes 00 seconds West 760.18 feet to an iron pin in the north margin of County Road number 6280; thence with the north margin of County Road number 6280, North 86 degrees 09 minutes 52 seconds West, 30.01 feet to the point of beginning, containing 5.44 acres.

**Parcel 7 – 121K-A-032.00**

Land in Robertson County, Tennessee, Beginning at an iron pin in the north margin of County Road #6280, said pin being located along the north margin of County Road #6280 from an iron pin marking the most southerly southwest corner of Lot 1, Section1, Sugar Mill Farms, North 86 deg. 09' 52" West, 115.00 feet to the point of beginning, the most southerly southeast corner of this tract and continuing as follows, North 86 deg. 09' 52" West, 30.00 feet to an iron pin in the north margin of County Road #6280; thence with a new line as follows, North 3 deg. 07' 04" East, 1137.82feet to an iron pin; thence South 85 deg. 57' 06" East, 60.01 feet to an iron pin; thence North 3 deg. 07' 05"East, 409.42 feet to an iron pin; thence with a curve to the right having a radius of 360.00 feet, an arc distance of 70.00 feet, and a chord bearing of North 8 deg. 41' 18" East, 69.89 feet to an iron pin; thence South 86 deg.43' 20" East, 35.73 feet to an iron pin; thence with a curve to the right, having a radius of 325.00 feet, an arc distance of 235.50 feet, and a chord bearing of North 36 deg. 13' 03" East, 230.38 feet to an iron pin; thence North 56 deg. 58' 35" East, 1013.44 feet to an iron pin; thence South 29 deg. 26' 28" East, 519.81 feet to an iron pin in the north boundary of Lot 10, Section 2A, Sugar Mill Farms; thence South 68 deg. 59' 23" West,259.16 feet to an iron pin, a common corner of Lot 10, Section 2A, Sugar Mill Farms, and Lot 18, Section 4,Sugar Mill Farms; thence South 67 deg. 24' 49" West, 241.11 feet to an iron pin in the north boundary of Lot18, Section 4, Sugar Mill Farms; thence with a new line as follows, North 29 deg. 26' 28" West, 391.94 feet to an iron pin; thence South 56 deg. 58' 35" West 514.84 feet to an iron pin; thence with a curve to the left having a radius of 295.00 feet, an arc distance of 246.02 feet, and a chord bearing of South 33 deg. 05' 08" West,238.95 feet to an iron pin; thence North 80 deg. 48' 19" West, 35.00 feet to an iron pin; thence with a curve to the left having a radius of 330.00 feet, an arc distance of 35.00 feet, and a chord bearing of South 6 deg. 09'23" West, 34.98 feet to an iron pin; thence South 3 deg. 07' 05" West, 439.91 feet to an iron pin; thence North85 deg. 57' 06" West, 60.01 feet to an iron pin; thence South 3 deg. 07' 04" West, 1107.70 feet to the point of beginning, containing 7.03 acres, more or less, as surveyed by Richard C. Kessinger, R.L.S. Tennessee No.1038, Kessinger &Associates, 610 South Main Street, P.O. Box 542, Springfield, Tennessee, 37172, and asshown on his survey dated April 16, 1990.

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER