BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 273691 AFFIDAVITH
08/20/2019 09:07:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190820-0083231

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Affiant, Phil Ellenburg, after first being duly sworn, states that he is an adult citizen and resident of Nashville, Davidson County, Tennessee.

He further states that he is a family friend of the Leaver family and has known the parties referenced herein for many years.

Affiant states that Walter Cody Leaver, Jr. and Anne Elizabeth Leaver were married and had three children, Walter Cody Leaver, III, Barbara Leaver Jordan and Richard Cowan Leaver.

Walter Cody Leaver, Jr. died on August 27, 2003, leaving Anne Elizabeth Leaver as his surviving spouse. Walter Cody Leaver, Jr.'s Will was admitted for probate in Probate Court for Davidson County, Tennessee (Probate Docket No. 04P106). Anne Elizabeth Leaver was the devisee of property owned by Walter Cody Leaver, Jr. Anne Elizabeth Leaver died on September 25, 2016 leaving Walter Cody Leaver, III and Barbara Jordan as her two surviving heirs/devisees since Richard Cowan Leaver had died unmarried with no children having predeceased Anne Elizabeth Leaver on August 30, 2016.

Anne Elizabeth Leaver (per Will) was the owner of an interest in certain improved residential property at 3524 West End Avenue, Nashville TN (M/P No. 104 09 0 159.00) and 3300 Charlotte Avenue, Nashville TN (M/P No. 092 09 0 363.00).

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Anne Elizabeth Leaver in

Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the above referenced property.

FURTHER AFFIANT SAITH NOT.

Dated this 13th day of August ,2019.

Phil Ellenburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2019.

Notary Public

My Commission Expires: 8/4/2020

DEBBIE HAISLIP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

Tract 1: 3524 West End Avenue, Nashville TN (M/P No. 104 09 0 159.00)

A parcel of land in Davidson County, State of Tennessee, and described as follows:

Being the easterly ½ of Lot No. 57 of Block No. 3 on the plan of Richland Realty Company's Division "A".

A plan of property is of record in Book 161, page 151, Register's Office for said County, showing the same divided into blocks, but not showing the Subdivision of the blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot No. 57 is described as follows:

Beginning on the northerly margin of West End Avenue at a point 350 feet east of the easterly margin of Bowling Street, said point being the southeast corner of the property conveyed to Mrs. Annie J. Erwin by deed from W.D. Haggard of record in Book 612, page 791, said Register's Office; thence with the northerly margin of said Avenue, eastwardly 50 feet to the corner of Lots Nos. 57 and 59; thence with the line between said two lots, northwardly 200 feet; thence westwardly 44.75 feet to the northeast corner of said Erwin lot; thence with the easterly line of said Erwin lot, southwardly 200 feet to the beginning.

Tract 2: 3300 Charlotte Avenue, Nashville TN (M/P No. 092 09 0 363.00)

A parcel of land in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 27 on the plan of the re-subdivision of the Wilcox property as of record in Book 421, page 42, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the northerly side of Charlotte Pike and runs back 136 feet on the easterly line with the westerly margin of 33rd Avenue North, formerly Eulalia Street, and 137 feet on westerly line to an alley, measuring 50 feet thereon.