Karen Johnson Davidson County
Batch# 281611 AFFIDAVITH
09/05/2019 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190905-0089850

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (HJS)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Frances L. Ridge 2806 Belcourt Ave Nashville, TN 37212	same	104 07 0 101.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Re: Property described in Book 7325, page 590, Register's Office for Davidson County, Tennessee.

Christopher Cox, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Tennessee; and resides at the following address: 425 Alfred Ladd Road E, Franklin, Tennessee 37064.

2. That Affiant personally knew Elise Ridge Davidson, being one and the same person as Helen Elise Ridge Davidson, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was the friend and neighbor of the Decedent for more than twenty (20) years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on July 23, 2018.

5. That the Decedent was a widow and not married at the time of her death, her husband, Stanley Herbert Davidson, having predeceased the Decedent on September 30, 1986.

6. That the Decedent had no children or issue, living or deceased.

7. That the Decedent's parents, Hiram L. ("H. L.") Ridge and Gladys M. Ridge, are deceased.

8. That the Decedent was survived by her sister, Frances L. Ridge, and no other siblings, living or deceased.

9. That the following person constitutes the sole heir-at-law of the Decedent at her date of death: Frances L. Ridge, 2806 Belcourt Avenue, Nashville, Tennessee 37212.

10. That as of the date of execution of this Affidavit, the following person constitutes the sole heir-at-law of the Decedent at her date of death: Frances L. Ridge, 2806 Belcourt Avenue, Nashville, Tennessee 37212.

11. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property located at 2806 Belcourt Avenue, Nashville, Tennessee 37212, a fifty percent (50%) tenant in common interest owned by Elise Ridge Davidson.

FURTHER AFFIANT SAITH NOT.

Christopher Cox, Affiant

Sworn to and subscribed before me. This the 27th day of August, 2019.

NOTARY PUBLIC

My commission expires: 2-12-23

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023

EXHIBIT A
To Affidavit of Heirship

Real estate located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. Seventeen (17) of Block 2 on the map of Fairfax Place, as of record in Book No. 547, Pages 137 and 138, of the Register's Office for Davidson County, Tennessee. Said Lot No. Seventeen (17) fronts sixty (60) feet on the northerly side of Belcourt Avenue and runs back between parallel lines 158.38 feet to a dead line.

Being part of the same property conveyed to H. L. Ridge and wife, Gladys M. Ridge, by warranty deed from Leonard O. Gebhardt and wife Dorris C. Gebhardt, dated June 21, 1930, and of record in Book 790, Page 288 of the Register's Office of Davidson County, Tennessee.

The said H. L. Ridge died on or about October 2, 1984, his interest in the property vesting in his surviving spouse, Gladys M. Ridge. The said Gladys M. Ridge died intestate on July 11, 1986. Frances L. Ridge and Elise Ridge Davidson were appointed as Administers of the Estate of Gladys M. Ridge by the Probate Court for Davidson County, Tennessee, Probate Number 78614. Said property vested in the heirs-at-law of Gladys Ridge Davidson, being Frances L. Ridge and Elise Ridge Davidson, as equal tenants in common, under Tennessee Law and pursuant to Administrators' Quitclaim Deed of record at Book 7325, Page 590, Register's Office for Davidson County, Tennessee.

Frances L. Ridge was appointed as Administrator for the Decedent's estate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on September 6, 2018, at Docket No. 18P1429.

The legal description is the same as the previous deed of record.

This is improved property known as: 2806 Belcourt Avenue, Nashville, Tennessee 37212.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Hannah J. Smith, 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.

Hannah J. Smith

Hannah J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Hannah J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of September, 2019.

Notary Public

My Commission Expires: 9/7/2021

