Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00
20191030-0111336

This Instrument Prepared By:

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Nashville, Tennessee 37219

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the affiant, Nakita Brown Thomas, being first duly sworn according to law, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Sarah L. Watkins (the "decedent"), a resident of Davidson County, Tennessee, who was married at the time of his death, died intestate on February 5, 1995.

2. The decedent was married to John Watkins, Sr. at the time of her death.

3. To the best of affiant's knowledge, decedent did not receive any benefits from the Bureau of Tenncare or any other state assistance for nursing facility services and/or home and community-based services.

4. Under the laws of descent and distribution in the State of Tennessee, the decedent's estate passes to her husband and her children with the issue of a deceased son or daughter taking by representation.

5. The decedent died leaving her husband, John Watkins, Sr., and the only children born to her – her son, Wayne Mechel Watkins, her daughter, Awanda Gail Watkins Lee, her daughter, Sharon Watkins and her son, John Watkins, Jr. - as her only heirs-at-law.

6. None of the decedent's children predeceased her.

7. The decedent's husband, John Watkins, Sr. ("Watkins Sr."), died April 26, 2002. According to his Last Will and Testament duly probated with the 7th Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 02P1015, he devised his interest in this Property equally to the only children born to him – his son, Wayne Mechel Watkins, his daughter, Awanda Gail Watkins Lee, his daughter, Sharon Watkins and his son, John Watkins, Jr. - as his only heirs-at-law.

8. The decedent's son, Wayne Mechel Watkins, died intestate on October 16, 2017. Wayne Mechel Watkins was not married at the time of his death.

9. Wayne Mechel Watkins died leaving the only child born to him – his daughter, Talisa Shanay Watkins - as his only heir-at-law.

10. The decedent's daughter, Awanda Gail Watkins Lee, is still living.

11. The decedent's daughter, Sharon Watkins, is still living.

12. The decedent's son, John Watkins, Jr., is still living.

13. Title to the Property is vested as follows (collectively, the "Heirs"): [i] 1/2 in Roy L. Brown, Jr; (ii) 1/8 in Awanda Gail Watkins Lee; [iii] 1/8 in Sharon Watkins; [iv] 1/8 in John Watkins, Jr.; and [v] 1/8 in Talisa Shanay Watkins.

14. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in the residuary beneficiaries of a certain improved tract or parcel of real property located at 2711 Clifton Avenue, Nashville, Davidson County, Tennessee 37209, as more particularly described on Exhibit A (the "Property").

Further, affiant saith not.

Dated this 29th day of October, 2019.

AFFIANT:

Nakita Brown Thomas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Nakita Brown Thomas, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 29th day of October, 2019.

Notary Public

My commission expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A
[Legal Description]

Being Lot No. 25 on the Block "A" on the Plan of M. B. and M. S. Pilcher's Addition, as of record in Book 57, page 91, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Clifton Pike and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Roy L. Brown, Jr. and Sarah L. Watkins by deed of record in Instrument 20190702-0064387, said Register's Office. The said Sarah L. Watkins having since died.

This is improved property located at 2711 Clifton Avenue, Nashville, Tennessee 37209.