This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 316612 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Comes the affiant, Charlotte F. Brauer, 3451 Tyree Springs Road, Hendersonville, Sumner County, Tennessee, 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 own free will and based upon his personal knowledge and familiarity:

1. I have known James Allen Frye for approximately fifty seven (57) years. James Allen Frye was my brother.

2. James Allen Frye (the "decedent"), a resident of Hamilton County, Tennessee, died intestate on April 7, 2018. The Decedent's Estate was filed with the Seventh Circuit Court of Davidson County, TN (Probate Division), Docket No. 18P1039 and Letters of Administration were issued to Jeffrey Lee Brauer on July 11, 2018.

3. The decedent was not married at the time of his death.

4. The decedent died with one surviving child, Stephanie Sabbe.

5. Stephanie Sabbe is the only heir-at-law of the decedent, and is over eighteen (18) years of age.

6. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in the residuary beneficiary of a certain tract or parcels of real property known as: 305 Ashbury Court and 306 Ashbury Court, Chattanooga, Hamilton County, Tennessee, particularly described in Attachment A to this Affidavit.

   These are improved properties known as 305 Ashbury Court and 306 Ashbury Court, Chattanooga, Hamilton County, Tennessee.

THE PREPARER OF THIS AFFIDAVIT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS

AFFIDAVIT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Further, affiant saith not.

Dated this 18th day of Oct, 2019.

Charlotte F. Brauer

Charlotte F. Brauer, Affiant

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Charlotte F. Bauer, 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 18th day of Oct, 2019.

Notary Public

My Commission expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Four, Southlake, of record in Book 3300 Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the Westerly margin of Mavert Drive, the common front corner of Lots Nos. 21 and 22 on said plan; thence, Westwardly 209.8 feet to a point; thence, Northwardly 143.0 feet to a point; thence, Eastwardly 124.8 feet to a point; thence, Southwardly 20.0 feet to a point; thence, Eastwardly 60.4 feet to a point in the Westerly margin of Mavert Drive; thence, with the margin of same, Southwardly 76.6 feet to the beginning.

Being the same property conveyed to Ellis Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument Number 20191028-0110112, Register's Office for Davidson County, Tennessee dated October 16, 2019 and recorded on October 28, 2019.

Being also know as 3001 Mavert Drive Nashville TN 37211