Karen Johnson Davidson County
Batch# 344013 AFFIDAVITH
01/15/2020 03:27:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005593

PREPARED BY:

Bryan K. Williams, Esq.
Gullett Sanford
Robinson & Martin, PLLC
150 Third Avenue South, Ste. 1700
Nashville, TN 37201

New Owner Address:	Send Tax Bills To:	Map and Parcel No.:
Troy Wayne Davenport, 149 Shane Lee Circle Dover, TN 37058	Same	0-93-06-3-072.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Robbie Jean Davenport DeGeorge, being first duly sworn according to law and being of lawful age and a resident of Sumner County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 424 Broadway, Nashville, Davidson County, Tennessee 37203-3931 (the "Property"), which is more particularly described in **Exhibit A** hereto, incorporated herein by reference.

2. I have been personally acquainted with Johnny W. Davenport ("Decedent"), my brother, and Jeffrey Scott Davenport and Troy Wayne Davenport, my nephews, and as such I am familiar with Decedent and the other aforementioned individual's family histories.

3. Decedent owned a one-quarter interest (25% percent) in the Property as tenants in common with Mary Jean Davenport, James E. Davenport and affiant.

4. Decedent died intestate on July 1, 2012, a resident of Nolensville, Williamson County, Tennessee.

5. Decedent was divorced and had no surviving spouse at the time of his death. Decedent and had no adopted children and two (2) natural children, Jeffrey Scott Davenport and Troy Wayne Davenport, both of which were living at the time of Decedent's death.

6. Decedent's heirs-at-law are and were at the time of Decedent's death, his two (2) sons, Jeffrey Scott Davenport and Troy Wayne Davenport.

7. All right, title, and interest of Decedent in Decedent's one-quarter (25%) tenant in common interest in the Property passed by intestacy to Jeffrey Scott Davenport (12.50%) and Troy Wayne Davenport (12.50%) upon Decedent's death.

8. Decedent's estate was probated under case no 94CH1-2012-PR-6603 of the Chancery Court of Williamson County, Tennessee.

9. The Decedent left no other children or adopted children or descendants of deceased children or adopted children at the time of his death, other than his sons, Troy Wayne Davenport and Jeffrey Scott Davenport, both of whom are over the age of 18.

10. The Decedent did not leave a will.

11. All debts against the estate of Johnny W. Davenport have been satisfied, paid or resolved fully, to the best of the affiant's knowledge.

12. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, December 31, 2019.

Robbie Jean Davenport DeGeorge, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Robbie Jean Davenport DeGeorge, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on December 31, 2019.

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/2020

EXHIBIT A

LEGAL DESCRIPTION

Two Tracts or parcels of land in the 19th Council District of Davidson County, Tennessee, as follows:

Tract 1

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, Tennessee, not of record, described as follows:

Beginning at the northeast corner of Broadway and Fifth Avenue, North, formerly Summer Street, and running thence with the northerly side of Broadway eastwardly 35 feet 8 inches, more or less, to E. S. Brugh's southwest corner; thence with his westerly line northwardly 130 feet to a 10 foot alley; thence with the southerly margin of said alley westwardly 35 feet 8 inches, more or less, to the easterly side of said Fifth Avenue North, and thence with the easterly side of said Fifth Avenue North southwardly 130 feet to the beginning.

Tract 2:

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 35 feet 8 inches east of the easterly margin of Fifth Avenue North, formerly Summer Street, said point being the southeast corner of the lot formerly owned by Hodges and Richards; thence with the northerly margin of Broadway, eastwardly 32 feet 10 inches; thence northwardly 130 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet 10 inches to the N.E. corner of said Hodges and Richards' lot; thence with the easterly line of said lot southwardly 130 feet to the beginning.

Being the same property conveyed to Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge by deed from Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge through Earl J. Porter, Jr., Trustee, dated November 4, 1982, of record in Book 5963, page 388, said Register's Office.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 424 BROADWAY, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203-3931