Karen Johnson Davidson County
Batch# 393416 AFFIDAVITH
04/29/2020 12:17:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200429-0044823

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Jill Coleman, Juana Grandberry, et al.
3055 Richmond Hill Drive
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
081 14 0 122.00

CORRECTED AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, Juana Grandberry and Jill Coleman, Co-Administrators of the Estate of **CHARLIE PEARL LARKIN**, deceased, being duly sworn, depose, and state as follows to correct the *Affidavit of Heirship* of record as Instrument #20190104-0001112, Register's Office for Davidson County, Tennessee:

CHARLIE PEARL LARKIN died on the 28th day of October, 2000, a citizen and resident of Davidson County, Tennessee at the age of 76 without a Will.

CHARLIE PEARL LARKIN, deceased, was the fee simple owner of a parcel of real estate located in Davidson County, Tennessee described as follows, to wit:

> **BEING** Lot No. 35 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for said County.
>
> **SAID** Lot No. 35 fronts 65 feet on the southerly side of Hammond Drive and runs back 152.8 feet on the easterly line and 126.7 feet on the westerly line to a dead line in the rear on which it measures 47 feet.
>
> **BEING** the same property conveyed to James R. Larkin and wife, Charlie K. Larkin by deed from Ajax Development Company, of record in Book 2597, Page 325, Register's Office for Davidson County, Tennessee. THE said James R. Larkin having predeceased Charlie K. Larkin in Death.

CHARLIE K. LARKIN IS ONE AND THER SAME PERSON AS CHARLIE PEARL LARKIN

This is improved property known as 2405 Hammond Drive, Nashville, Tennessee 37208

The intestate estate of **CHARLIE PEARL LARKIN,** deceased, was opened under the jurisdiction of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and assigned Docket No. 19P-294 on the 7th day of March, 2019.

That James R. Larkin predeceased **CHARLIE PEARL LARKIN** in death and she remained unmarried at her death.

That **CHARLIE PEARL LARKIN** was survived by the following heirs-at-law:

James Larkin, Jr.; son; age 21+; 4376 Enchanted Circle, Nashville, TN 37218

Jacqueline Larkin; daughter; age 21+; 4376 Enchanted Circle, Nashville, TN 37218

Juana Grandberry; daughter; age 21+; 4436 Enchanted Circle, Nashville, TN 37218

Jill Coleman; daughter; age 21+; 3055 Richmond Hill Drive, Nashville, TN 37207

Janice Wilkins; daughter; **NOW DECEASED** (8/2017) SURVIVED BY HER SPOUSE AND CHILDREN:

Dewey Wilkins; husband; age 21+; 142 Dalton Court, Hendersonville, TN 37075

Brian Wilkins; son; age 21+; 4208 Kings Lane, Nashville, TN 37218

Marcellus Wilkins; son; age 21+; 3408 Shakertown Road, Antioch, TN 37013

Kimberly Wilkins; daughter; age 21+; 245 Indian Lake Blvd., #V207, Hendersonville, TN 37075

That there are no debts or encumbrances existing which are a lien on said interest in the above described real estate and no known debts of the deceased not satisfied during administration of the above referenced estate.

That pursuant to the laws of intestate succession title to the above described real estate is vested in James Larkin, Jr., Jacqueline Larkin, Juana Grandberry, Jill Coleman, Dewey Wilkins, Brian Wilkins, Marcellus Wilkins, and Kimberly Wilkins.

AND further affiants saith not.

Juana Grandberry, Co-Administrator of the Estate of **CHARLIE PEARL LARKIN**

Jill Coleman, Co-Administrator of the Estate of **CHARLIE PEARL LARKIN**

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 Juana Grandberry and Jill Coleman, Co-Administrators of the Estate of **CHARLIE PEARL LARKIN**, deceased, the within named bargainors, with whom I am personally aquatinted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free acts and deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 21st day of April, 2020.

Amberlyn Fagala
NOTARY PUBLIC My Commission Expires: Jan 3, 2023

AMBERLYN FAGALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Monica D. Edwards
AFFIANT

SWORN to and ***SUBSCRIBED*** before me this 24th day of April, 2020.

NOTARY PUBLIC My Commission Expires: May 5, 2020

CONNIE KAY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020