Karen Johnson Davidson County
Batch# 427235 AFFIDAVIT
06/26/2020 02:49:15 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200626-0069585

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

ADDRESS OF NEW OWNER:
Lucrettia Davis, Marla Pillow
and Fabiola Crain
2825 Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
091 08 0 114.00

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **Monica D. Edwards**, being duly sworn, deposes and states:

1. THAT I am licensed to practice law in the State of Tennessee and my license is in good standing;
2. THAT I prepared the *Affidavit of Heirship* of record as Instrument #20200604-0057296, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as **EXHIBIT A**;
3. THAT the description of the lot adjoining **TRACT II** in the above referenced *Affidavit of Heirship* was omitted due to a scrivener's error;
4. THAT the omitted lot herein known and referenced is being specifically described as follows as if same had been included in the above referenced *Affidavit of Heirship*:

TRACT III (unimproved)
0 Albion Street
Nashville, TN 37209
Map/Parcel: 091 08 0 114.00

LAND in Davidson County, Tennessee being Lot No. 94 on the Plan of L.H. Davis Subdivision, as of record in Book 57, page 100, Register's Office for said County.

SAID Lot No. 94 fronts 50 feet, more or less, on the northerly side of Albion Street, formerly Walker Street and runs back 108 feet, more or less, on the easterly line and 93.5 feet, more or less, on the westerly line to an alley in the rear on which it measures 35 feet, more or less.

BEING the same property conveyed to Samuel Mack Davis, Jr. and wife, Ada Davis, by deed from Jack J. Cohen and wife, Bessie D. Cohen, & Julia L.

Mallernee, of record in Book 3916, Page737, Register's Office for Davidson County, Tennessee; **THE** said Samuel Mack Davis, Jr., having predeceased Ada Davis and she having since died.

5. THAT this Affidavit is being made and recorded to address and correct scrivener's omission of TRACT III on the herein above referenced *Affidavit of Heirship* of record as Instrument #20200604-0057296, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as **EXHIBIT A;**
6. **AND** further affiant saith not.

Monica D. Edwards

Monica D. Edwards

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 **Monica D. Edwards**, the within named Affiant, with whom I am personally aquatinted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 24th day of June, 2020.

Adrienne P Bowling

NOTARY PUBLIC My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 409913 AFFIDAVITH
06/04/2020 07:17:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
[redacted]
20200604-0057296

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

ADDRESS OF NEW OWNER:
Lucrettia Davis, Marla Pillow
and Fabiola Crain
2825 Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
092 10 0 146.00
091 08 0 113.00

AFFIDAVIT OF HEIRSHIP

The undersigned, [redacted] **ETHEL CANNON** and **JOHN D. BEACH, SR.**, being duly sworn, depose and state:

1. That I, [redacted] **ETHEL CANNON**, am an adult citizen and resident of Davidson County, Tennessee, and was a Church member and family friend to **ADA DAVIS**, for over 40 years prior to her death;

2. That I, **JOHN D. BEACH, SR.**, am an adult citizen and resident of Davidson County, Tennessee, and was a Church member and family to **ADA DAVIS**, for over 40 years prior to her death;

3. That **ADA DAVIS** died on the 27TH day of August 2015, at the age of 90 years without a Will;

4. That **ADA DAVIS** left no debts at her death that have not been satisfied;

5. That **ADA DAVIS** survived her husband, **SAMUEL M. DAVIS, JR.**, who died on the 14th day of September 2003 and she did not remarry prior to her death leaving her daughters as her heirs-at-law as follows:

LUCRETTIA DAVIS; daughter; age 21+; 2825 Georgia Avenue, Nashville, Tennessee 37209

MARLA PILLOW; daughter; age 21+; 2416 24th Avenue, North, Nashville, Tennessee 37208

FABIOLA CRAIN; daughter; age 21+; 54 Oak Tree Drive, Brownsburg, IN 46112

EXHIBIT A

6. That **ADA DAVIS** owned two (2) tracts or parcels of real estate at her death located in Davidson County, Tennessee, known as and described as follows:

TRACT I (improved)
2825 Georgia Avenue
Nashville, TN 37209
MAP/PARCEL: 092 10 0 146.00

BEING Lot No. 43 on the Map of I.L. Pendleton's Subdivision of the Stegar Home Place, as of record in Book 421, Page 106, Register's Office for said County.

SAID Lot No. 43 fronts 50 feet on the south side of Georgia, formerly Douglas, Avenue, and runs back between parallel lines, 150 feet to an alley in the rear.

BEING the same property conveyed to Samuel M. Davis, Jr. and wife, Ada Davis by deed from Georgia Mai Kelly of record in Book 4737, Page 495, Register's Office for Davidson County, Tennessee; **THE** said Samuel M. Davis, Jr., having predeceased Ada Davis and she having since died.

TRACT II (unimproved)
4006 Albion Street
Nashville, TN 37209
MAP/PARCEL: 091 08 0 113.00

BEING Lot No. 93 on the Map of L.H. Davis Subdivision of Lot No. 41, Clifton Plan of Lots, of record in Book 57, Page 100, the Register's Office, for said County.

SAID lot fronts 50 feet on the northerly side of Walker (now Albion) Street and runs back between lines, 98.6 feet on the east line and 88.0 feet on the west line, along the east margin of an alley in the rear on which it measures 35 feet.

BEING the same property conveyed to Samuel M. Davis, Jr. and wife, Ada Davis by deed from Cueenie Sneed and husband, Calvin Sneed of record in Book 2884, Page 535, Register's Office for Davidson County, Tennessee; **THE** said Samuel M. Davis, Jr., having predeceased Ada Davis and she having since died.

7. **AND** further AFFIANTS saith not.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Ethel Cannon
ETHEL CANNON, Affiant

SWORN to and ***SUBSCRIBED*** before me on this 29th day of May 2020.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

John D. Beach Sr.
JOHN D. BEACH, SR., Affiant

SWORN to and ***SUBSCRIBED*** before me on this 29th day of May 2020.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021