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Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #14688

This instrument prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 287 Clovernook Drive
Nashville, Tennessee 37210
Davidson County, Tennessee
Map & Parcel: 094120053.00

Karen Johnson Davidson County
Batch# 472069 **AFFIDAVITH**
09/09/2020 10:32:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200909-0102555

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Melissa Bacon, being first duly sworn, deposes and states, under oath as follows:

A. Edna Christine Brown owned a certain parcel of real property described as and located at 287 Clovernook Drive, Nashville, Davidson County, Tennessee 37210 (the Property). The Quitclaim Deed vesting title in her name of record in Instrument Number 20190429-0039347, said Register's Office for Davidson County, Tennessee.

B. Edna Christine Brown died on October 14, 2019 and husband, Odie Brown predeceased September 22, 2018.

C. Edna Christine Brown had no children. All of her brothers and sisters were deceased. The children of her siblings are listed herein below.

D. Edna Christine Brown was the sole owner of the following parcel of real estate when she died on October 14, 2019.

Land in the 3rd Civil District of Davidson County, Tennessee being Lot No. 19 on the Plan of Clovernook, of record in Plat Book 2900, page 52, Register's Office for said County.

Said Lot No. 19 fronts 120.0 feet on the northeasterly side of Clovernook Drive and extends back 244.7 feet on the northeasterly line and 254.1 feet on the southeasterly line, to a line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Edna Christine Brown by Quitclaim Deed from Jerry Choat of record in Instrument Number 20190429-0039347, said Register's Office for Davidson County, Tennessee. Edna Christine Brown has since died on October 14, 2019 and her interest to the property passed at the death of Edna Christine Brown to her nephew and nieces, Jerry Choat, Rose Wallis, Patricia Abbott, Debbie Brown, Renee Brown and Celia Brown, as her only heirs at law.

F. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

G. The Affiant had known Edna Christine Brown for over twenty (20) years as her friend.

Further the Affiant Saith Not.

Melissa Bacon

Melissa Bacon

STATE OF Tennessee }
COUNTY OF Anderson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Melissa Bacon whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 13 day of March, 2020.

Notary Public

JESSICA R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

My Commission Expires Feb. 26, 2023

My Commission Expires: 02.26.2023