UPKINSLAW

Karen Johnson Davidson County
Batch# 478522 AFFIDAVITH
09/18/2020 11:33:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200918-0107183

This instrument was prepared by:
ASHLEY L. UPKINS, ESQ.
Fifth Third Center
424 Church Street, Suite 2000
Nashville, TN 37219
Office (615) 651-7451

Grantee(s): Decinda Condrey: 3291 Hinkle Drive, Nashville, TN 37218; Deborah Nelson Rouse: 3916 Calumet Drive, Antioch, TN 37013; DeAnthony Glen Nelson: 927 Jackson Street, Nashville, TN 37208; James W. Nelson: 1500 Sanders Avenue, Madison, TN 37115, Patricia E. Nelson: 1834 25th Avenue North, Nashville, TN 37208; Wendell S. Nelson: 1916 Pinehurst Drive, Nashville, TN 37208; Rodney D. Nelson: 927 Jackson Street, Nashville, TN 37208

SEND TAX NOTICES TO: 927 JACKSON STREET, DAVIDSON COUNTY, NASHVILLE, TN 37208
MAP PARCEL NUMBER: 4W-10060

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Decinda Condrey. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 3291 Hinkle Drive, Nashville, Davidson County, TN 37218.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On July 29, 2016, James Donald Nelson died at General Hospital in Nashville, Tennessee. I will refer to this person as the Decedent.

5. The Decedent was predeceased by his wife, Christabelle Reagon Nelson, on May 6, 1995. There were seven children born of their marriage.

6. The improved real property to which this Affidavit applies is located at 927 Jackson Street, Nashville, TN 37208 in Davidson County, Tennessee, with a Legal Description of: LT 4 & PT LT 5 BRANSFORD RLTY CO SUB OF N HILL TRACT with a Legal Reference of 00005096-0000526. Described more specifically as: Being Lot No. 4 and the West 15 feet of Lot No. 5 of Block "A" on the Map of Bransford Realty Company's North Hill Subdivision, as of record in Book 332, page 23, Register's Office for said County. Said Lot and part of said Lot adjoin and fronts together 40 feet on southerly side of Jackson Street and run back between parallel lines, 100 feet to and alley. Being the same property conveyed to Lyman P. Reagon, Charles Lillie Smith and wife, Bertha Smith, of record in Book 1945, page 111, said Register's Office for said County. The said Lyman P. Reagon having since died on or about 1951.

7. For prior title, see Book 5916 [*number*], Page 526 [*number*] in the Register's Office of Davidson County, Tennessee.

8. At the time of the Decedent's death, the Decedent resided at 927 Jackson Street, Nashville, TN 37208 in Davidson County, Tennessee.
9. The estate of the Decedent was administered in a proceeding supervised by the Davidson County Probate Court under docket number 16P1693.
10. Facts concerning my relationship to the Decedent are: I am the daughter of the Decedent, was the Personal Representative of the Decedent's estate as he died intestate and one of the interested parties to the real property that is the subject of this Affidavit.
11. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: Decedent died intestate leaving his seven children as his sole heirs.

Melinda Condrey
Affiant

Sworn to and subscribed before me this 14th day of August, 2020.

My Commission expires: 3/7/2023

Ashley Upkins
Notary Public

ASHLEY UPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 03/07/2023