PREPARED BY:

ROBERT J. HAZARD, ESQ.
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 500383 AFFIDAVITH
10/22/2020 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0123017

New Owner Address:	Send Tax Bills To:	Parcel Number:
Samuel Richard Elam 4026 Lavergne Couchville Pike Antioch, TN 37013	Same	165 00 0 111.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Terry L. Kemp, being first duly sworn according to law and being of lawful age and a resident of Antioch, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his or her own free will and based upon his or 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 4026 Lavergne Couchville Pike, Antioch, Tennessee 37013 ("Property"), which is more particularly described in Exhibit A.

2. Since January 1966 I have been personally acquainted with Carl Dean Elam, Sr., ("Decedent") and I am familiar with Decedent's family history.

3. Decedent owned the Property as sole owner.

4. Decedent died intestate on August 29, 1985, a resident of Davidson County, Tennessee.

5. Decedent was unmarried at the time of his death and left four children; Carl Dean Elam, Jr., Samuel Richard Elam, Carla Elizabeth Elam Maye, and Cynthia Nell Elam Kelley.

6. All right, title and interest of the Decedent to the Property passed by intestacy to Carl Dean Elam, Jr., Samuel Richard Elam, Carla Elizabeth Elam Maye, and Cynthia Nell Elam Kelley.

7. Decedent's daughter, Cynthia Nell Elam Kelley, subsequently died on March 21, 2007, a resident of Davidson County, Tennessee. Cynthia Nell Elam Kelley was unmarried at the time of her death and left two children, Joseph Brandon Kelley and Justin Bradley Kelley.

8. All right, title, and interest of Cynthia Nell Elam Kelley to the Property passed by intestacy to Joseph Brandon Kelley and Justin Bradley Kelley.

9. Decedent's son, Carl Dean Elam, Jr., subsequently died on September 22, 2019, a resident of Davidson County, Tennessee. Carl Dean Elam, Jr. was unmarried at the time of his death and had no children.

10. All right, title, and interest of Carl Dean Elam, Jr. to the Property passed by intestacy to his surviving siblings, Samuel Richard Elam and Carla Elizabeth Elam Maye, and the surviving children of his predeceased sister, being namely Joseph Brandon Kelley and Justin Bradley Kelley.

11. The current owners of the Property are Samuel Richard Elam, as to a one-third (1/3) undivided interest, Carla Elizabeth Elam Maye, as to a one-third (1/3) undivided interest, Joseph Brandon Kelley, as to a one-sixth (1/6) undivided interest, and Justin Bradley Kelley, as to a one-sixth (1/6) undivided interest.

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, October 7th, 2020.

Terry L. Kemp

Terry L. Kemp, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Terry L. Kemp, 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 this day, October 7, 2020.

Tammy Kemp
Notary Public

My Commission Expires: 7-9-2022

TAMMY KEMP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-9-22

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EXHIBIT A

Land in the 2nd Civil District of Davidson County, described according to a survey made by Charles P. Clinard P.E. Surveyor, dated April 30, 1981, as follows:

TRACT NO. 2

Beginning at an iron pin, said point being South 83 deg. 37' 24" East 270 feet from the Northeast corner of the property conveyed to Edgar Hamilton, of record in Book 5226, page 45; Thence with the Hamilton Church Road right of way South 83 deg. 37' 34" East 34.28 feet to an iron pin; thence with a curve to right having a radius of 137.30 feet, a distance of 116.43 feet to an iron pin; Thence leaving said right of way South 11 deg. 12' 15" West 166.90 feet to an iron pin in the Old Hickory Boulevard right of way; Thence with said right of way South 63 deg. 06' 48" West 24.70 feet to an iron pin; Thence South 63 deg. 07' 13" West 325.12 feet to and iron pin; Thence with a curve to the left having a radius of 1554.94 feet a distance of 235.36 feet to an iron pin; Thence leaving said right of way North 15 deg. 15' 26" East 397.76 feet to an iron pin; Thence South 83 deg. 37' 34" East 294.23 feet to an iron pin; Thence North 6 deg. 22' 26" East 155 feet to the beginning containing 2.56 acres more or less.

Being the same property conveyed to Carl D. Elm, Sr. from Jack J. Cohen and wife, Bessie D. Cohen, Harris A. Gilbert, Trustee, and Leon Gilbert by installment deed in book 5771, page 902, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4026 Lavergne Couchville Pike, Antioch, Tennessee.

True Copy Certification

I, Andrew J. Bellm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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