Karen Johnson Davidson County
Batch# 503113 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20201029-0125718

Prepared by and return to:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

I, Michelle Kelly, of Davidson County, State of TN,
being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, hereby affirm the following:

1. That I have known the Decedent, Ira Antonio Tenpenny, Sr., and his family for approximately 9 years. The Decedent died on August 19, 2020. At the time of Decedent's death, he did not leave a Last Will and Testament.

2. Decedent was survived by his wife, Roberta Tenpenny and one biological child, Ira Antonio Tenpenny, II. The Decedent having no other issue, born or adopted, during his lifetime.

3. At the time of his death, Decedent was the owner of certain real property located at:

3000 Mavert Drive, Nashville, TN 37211
213 Peachtree Street, Nashville, TN 37210
215 Peachtree Street, Nashville, TN 37210
219 Peachtree Street, Nashville, TN 37210

and being further described on the attached Exhibit "A".

4. That I am not a beneficiary, legatee, or heir of the Decedent.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness our hands this 16 day of October, 2020.

Michelle Kelly
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michelle Kelly, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of October 2020.

Angie Dee Cundiff
Notary Public

My commission expires:
9/7/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Tenpenny Subdivision, of record in Book 6900, Page 783, Register's Office for Davidson County, Tennessee, and being located on the southerly margin of Peachtree Street (50 feet R.O.W.) West of Foster Avenue and East of Burbank, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Peachtree Street, said point being 78.9 feet along said margin from the Westerly margin of Foster Avenue, thence leaving said margin of Peachtree Street and with the Westerly line of R.L. Jarrett as evidenced in Book 1816, Page 108, Register's Office for Davidson County, Tennessee, S 7 deg. 42' 54" West a distance of 238.00 feet to a point in the Northerly margin of a 20' alley; thence with said alley margin, N 82 deg. 17' 06" W a distance of 51.61' to a point, thence; leaving said alley margin, N 77 deg. 42' 54" E a distance of 238.00' to a point in the Southerly margin of Peachtree Street, thence; with said margin, S 82 deg. 17' 06" E a distance of 51.61' to the point of beginning and containing 12,283 square feet, more or less.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2 on the Tenpenny Subdivision, of record in Book 6900, Page 783, Register's Office for Davidson County, Tennessee, and being located on the southerly margin of Peachtree Street (50 feet R.O.W.) West of Foster Avenue and East of Burbank, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Peachtree Street, said point being 130.51' along said margin from the Westerly margin of Foster Avenue, thence; leaving said margin of Peachtree Street and with the Westerly line of Lot No. 1 of said Tenpenny Subdivision, S 7 deg. 42' 54" W a distance of 238.00' to a point in the margin of a 20' alley, thence; with said alley margin, N 82 deg. 17' 06" W a distance of 40.06' to a point, thence leaving said alley margin and with the easterly line of Lot No. 3 of said Tenpenny Subdivision, N 07 deg. 42' 55" E a distance of 106.30' to a point, thence: continuing, N 7 deg. 41' 49" W a distance of 33.22' to a point in the margin of Peachtree Street, thence; with the margin of Peachtree Street, S 82 deg. 17' 06" E a distance of 156.00' to the point of beginning and containing 10,686 square feet, more or less.

TRACT 3

Land in Davidson County, Tennessee, being Lot No. 3 on the Tenpenny Subdivision, of record in Book 6900, Page 783, Register's Office for Davidson County, Tennessee, and being located on the southerly margin of Peachtree Street (50 feet R.O.W.) West of Foster Avenue and East of Burbank, and being more particularly described as follows:

Beginning at a point in the southerly margin of Peachtree Street, said point being 180.51 feet along said margin from the Westerly margin of Foster Avenue, thence, leaving said margin and with the Westerly margin of Lot No. 2, said Tenpenny Subdivision S 7 deg. 42' 54" W a distance of 100.00' to a point; thence continuing S 9 deg. 41' 49" E a distance of 33.22' to a point; thence continuing S 7 deg. 42' 55" W a distance of 106.30' to a point in the Northerly margin of a 20 foot alley; thence, with said margin N 82 deg. 17' 06" W a distance of 64.33' to a point; thence, leaving said alley margin and with the Easterly line of Mildred B. Goodwin as evidenced in Book 3404, Page 476, Register's Office for Davidson County, Tennessee, N 7 deg. 42' 54" E a distance of 238.00' to a point in the margin of Peachtree Street; thence, with said margin, S 82 deg. 16' 06" E a distance of 54.39' to the point of beginning, more or less.

TRACT 4

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Southlake, Section Four, as of record in Book 3300, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

(AS TO TRACTS 1 & 2)
Being the same property conveyed to Ira Antonio Tenpenny, Sr. from James Mitchell Tenpenny, III, by Quitclaim Deed, of record in Instrument No. 20180126-0008424, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Ira Antonio Tenpenny, Sr. from Rayford Daniel Tenpenny, by Quitclaim Deed, of record in Instrument No. 20180126-0008422, Register's Office for Davidson County, Tennessee.

(AS TO TRACT 3)
Being the same property conveyed to Ira Antonio Tenpenny, Sr. from James Mitchell Tenpenny, III, by Quitclaim Deed, of record in Instrument No. 20180126-0008425, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Ira Antonio Tenpenny, Sr. from Rayford Daniel Tenpenny, by Quitclaim Deed, of record in Instrument No. 20180126-0008423, Register's Office for Davidson County, Tennessee.

(AS TO TRACT 4)
Being the same property conveyed to Ira A. Tenpenny, a married man, from Tony Tenpenny, by Quitclaim Deed, of record in Instrument No. 20091221-0115652, Register's Office for Davidson County, Tennessee.

Ira A. Tenpenny and Ira A. Tenpenny, Sr. being one and the same person. Ira Antonio Tenpenny, Sr., having died intestate on August 19, 2020, his interest in said property vesting in his heirs at law: Roberta Tenpenny and Ira Antonio Tenpenny, II.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY