Karen Johnson Davidson County
Batch# 561704 AFFIDAVITH
01/26/2021 03:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210126-0011744

Prepared by:
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Bennett & Pressley, P. C.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes Rodney Grinstead (the "Affiant"), being first duly sworn according to law, being of lawful age (45 years of age) and with residence address of 1437 Tempany Court, Nashville, TN 37207, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Affiant is a grandson of Decedent and therefore the source of his personal knowledge is that he has known Decedent and the entire family for as long as he can remember after his birth, his memory spanning at least 40 years, and as such is personally aware of or has had reliably related to him the facts of family history and heirship set forth herein.

2. Katie Elizabeth Grinstead (the "Decedent") died on February 17, 2010. No paper writing purporting to be a Last Will and Testament written and/or executed by her has ever been discovered; therefore, it is believed by affiant and all other persons with any interest therein known to Affiant to have died intestate. Her home address at the time of her death was 2414 Morena Street, Nashville, Davidson County, Tennessee 37208.

3. The Decedent was widowed at the time of her death. She was married to Jesse Davis Grinstead at the time of his death on August 13, 1954 and never remarried after his death.

4. The Decedent had four (4) natural born children of which Jesse Davis Grinstead was father, they being Jesse Davis Grinstead, Jr., Robert L. Grinstead, Delores Grinstead (now Hawkins), and Karen Grinstead (now McKinnie). Jesse Davis Grinstead, Jr. died intestate on November 4, 2008 (prior to Decedent's death) as a single man with no children or issue thereof. Other than these four (4) children, the Decedent had no other children, neither natural born nor adopted.

5. Upon Decedent's death her sole heirs-at-law were her three (3) surviving children, Robert L. Grinstead, Delores Grinstead Hawkins, and Karen Grinstead McKinnie, as her predeceased son, Jesse Davis Grinstead, Jr. died with no heirs at law other than his mother, the Decedent.

6. At the time of her death, Decedent owned a parcel of real property (the "Property") located at 2412 Morena Street in Nashville, Davidson County, Tennessee, as more particularly described by deed of record in Book 1555, Page 437, Register's Office for Davidson County, Tennessee and being Parcel ID #092 06 0 092.00 on the official maps of the Assessor of Property for Davidson County, Tennessee. Decedent was conveyed the Property in the above-referenced deed as a tenant by the entireties with her husband, Jesse Davis Grinstead, who then predeceased her as described above, leaving Decedent as the sole owner of the Property.

7. Based on the foregoing facts, upon the death of Decedent, the ownership of the above-referenced Property passed by intestate succession in shares of one-third (1/3) each to

Robert L. Grinstead, Delores Grinstead Hawkins, and Karen Grinstead McKinnie, her sole surviving children, all of whom were then already adults.

8. Affiant is a disinterested party qualified to make this affidavit in that he inherits no interest in the Property pursuant hereto. Affiant understands that this Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by any purchasers or grantees of the Property with respect to marketability of the title conveyed to such purchasers or grantees by the above-named heirs at law.

DULY EXECUTED, this 25 day of January, 2021.

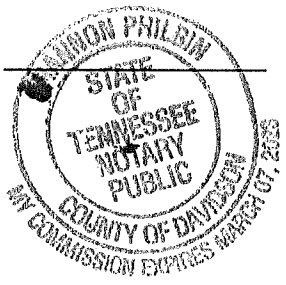
Rodney Grinstead, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

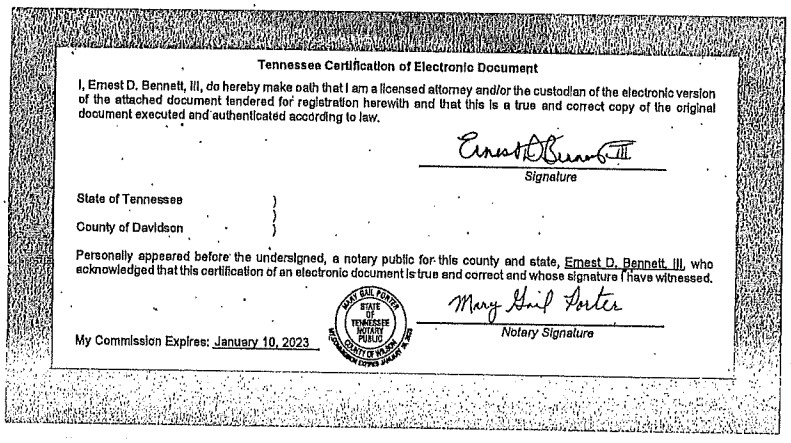
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Rodney Grinstead, the Affiant, who is personally known to me or proved to be same by satisfactory evidence, and who executed the foregoing instrument, acknowledged that hey executed the same as his free act and deed for the purposes therein contained, and that the facts set forth therein are true, correct and complete to the best of his knowledge, information and belief.

Witness, my hand and official seal, this the 25 day of January, 2021.

Commission Expires: _____



Notary Public



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023