Karen Johnson Davidson County
Batch# 640008 AFFIDAVITH
05/19/2021 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210519-0067827

This Instrument Prepared By:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

On this 24 day of February 2021, before me personally appeared John Batts (a resident of Bedford County, Tennessee) ("Affiant"), who having been duly sworn, deposes and says:

That he was personally acquainted with real property located at 1501 21st Avenue North Nashville, TN 37208 ("the Property") and Fannie Nesbitt, Mary Church, Henry C. Nesbitt, Louise Dozier, Geraldine Nesbitt, John Thomas Nesbitt, Henry C. Nesbitt, Jr., Henry C. Nesbitt, III, Curtis Hunt, and Tiffany Nesbitt during their lifetimes and was familiar with their family history:

That on January 4, 1937, W.H. Hooper, J.M. Hooper, J.B. Hooper, Dora Hooper Wall, and C.H. Hooper transferred to Fannie Nesbitt real property located in Davidson County, Tennessee (the "Larger Tract") described as follows:

> In the city of Nashville as follows: being Lots 20 and 21 of S.A. Champion's Subdivision of Lots No's 85 to 168, and 169 to 228, and lots 235 to 252 inclusive, in the Harding Plan as registered in Book 21, Page 80 of the Register's Office of said County, said Subdivision being recorded in Book 161, Page 132 of said Register's Office.
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> See deed of record in Book 1025, Page 101 Register's Office for Davidson County, Tennessee.

Whereas on August 5, 1949, Fannie Nesbitt transferred the Property (which was part of the Larger Tract) to Henry C. Nesbitt and Mary N. Church described as follows:

> Being lot 20, of the S.A. Champion's Subdivision of lots nos. 85 to 168, and 169 to 228, and lots 235 to 252 inclusive, in the Harding plan as registered in Book 21, Page 80 of the Register's Office of said county, said subdivision being recorded in Book 161, Page 132, of said Register's Office.
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> See deed of record in Book 1732, Page 1 Register's Office for Davidson County, Tennessee.

Mary Church has since died. She had no children and was never married. Her sole heirs were her only siblings, Henry C. Nesbitt and Louise Dozier. The only children of Fannie Nesbitt were Mary Church, Henry C. Nesbitt, and Louise Dozier.

On September 26, 1950, Louise Dozier transferred the Property to Henry C. Nesbitt and wife, Geraldine Nesbitt. See deed of record in Book 1905, Page 575, Register's Office for Davidson County, Tennessee.

Henry C. Nesbitt and Geraldine Nesbitt's only children were Henry C. Nesbitt, Jr. and John Thomas Nesbitt.

Geraldine Nesbitt died intestate on January 14, 1997.

Henry C. Nesbitt, Jr. died intestate on November 28, 1997.

Henry C. Nesbitt died testate on August 3, 1998.

Henry C. Nesbitt's Last Will and Testament ("Will") was probated in the Probate Court for Davidson County, Tennessee, Docket Number 99P-735. According to his Will, Henry C. Nesbitt bequeathed the Property to his son, John Thomas Nesbitt. Henry C. Nesbitt's only children were John Thomas Nesbitt and Henry C. Nesbitt, Jr.

John Thomas Nesbitt died intestate on January 25, 2021. John Thomas Nesbitt never married and never had any children. John's sole heirs were the only children of his brother Henry C. Nesbitt, Jr. Henry C. Nesbitt, Jr.'s only children and John Thomas Nesbitt's only heirs are Henry C. Nesbitt, III, Curtis Hunt, and Tiffany Nesbitt.

That all persons above named are at least eighteen (18) years of age.

Further, Affiant sayeth not.

John Batts

John Batts

Bishop John W. Batts Jr.

STATE OF TN.)

COUNTY OF Bedford)

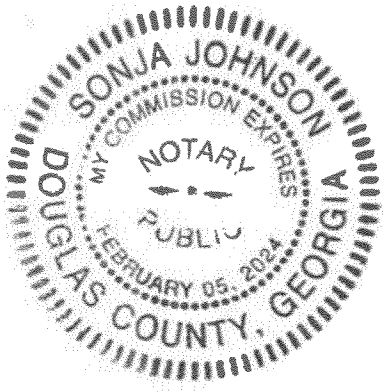
Before me, the undersigned Notary Public, personally appeared John Batts, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2021.

Sonja Johnson

Notary Public

My Commission Expires: February 5, 2024



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY