This Instrument Prepared by:

Andrea P. Perry
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 653257 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the affiant, Roxie B. Vensen, being first duly sworn according to law, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Hattie Hughes (the "decedent"), a resident of Davidson County, Tennessee, died intestate on January 21, 1994.

2. The decedent was not married at the time of her death.

3. To the best of affiant's knowledge, decedent did not receive any benefits from the Bureau of Tenncare or any other state assistance for nursing facility services and/or home and community-based services.

4. Under the laws of descent and distribution in the State of Tennessee, the decedent's estate passes to her children equally with the issue of a deceased son or daughter taking by representation.

5. The decedent died leaving the only children born to her – her son, James Haywood Hughes, Jr., and her son, Theodore Bennie Hughes, Sr. - as her only heirs-at-law.

6. None of the decedent's children predeceased her.

7. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in the heirs-at-law, in fee simple and equal shares of a certain improved tract or parcel of real property known as 711 Lena Street, Nashville, Davidson County, Tennessee 37208, as more particularly described on Exhibit A (the "Property").

Further, affiant saith not.

Dated this 7th day of June, 2021.

AFFIANT:

Roxie B. Vensen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Roxie B. Vensen the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained as her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 7th day of June, 2021.

Notary Public

My commission expires: 7-5-21

DEBRA D HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition to Nashville, as of record in Plat Book 57, page 147, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and .

Said Lot No. 17 fronts 50 feet on the westerly side of 27th Avenue North and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to Hattie Hughes, by deed of record in Book 1510, page 20, said Davidson County Register of Deeds Office. The said Hattie Hughes having since died.

This is improved property located at 711 Lena Street, Nashville, Tennessee 37208.