This instrument prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 855 Youngs Lane, Nashville, TN 37207
901 Youngs Lane, Nashville, TN 37207
866 Youngs Lane, Nashville, TN 37207
501 Fairfax Ave, Nashville, TN 37212

Karen Johnson Davidson County
Batch# 657647 AFFIDAVITH
06/16/2021 09:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210616-0081062

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Joyce Ann Nelson, being first duly sworn, deposes and states, under oath as follows:

A. Nicholas Perkins Holt, Sr. and Florine Patterson Holt, husband and wife, owned certain parcels of real property in Davidson County, Tennessee described as follows:

1) 855 Youngs Lane, Nashville, Tennessee 37207. The Warranty Deed vesting title in their names of record in Book 1372, Page 684, said Register's office for Davidson County, Tennessee.

2) 901 Youngs Lane, Nashville, Tennessee 37207. The Quitclaim Deed vesting title in their names of record in Book 6853, Page 162, said Register's office for Davidson County, Tennessee.

3) 866 Youngs Lane, Nashville, Tennessee 37207. The Quitclaim Deed vesting title in their names of record in Book 4125, Page 845, said Register's office for Davidson County, Tennessee.

4) 501 Fairfax Ave, Nashville, Tennessee 37212. The Warranty Deeds vesting title in their names of record in Book 4920, Page 867, said Register's office for Davidson County, Tennessee.

B. Florine Patterson Holt died on December 14, 2020, and her husband, Nicholas Perkins Holt, Sr. predeceased her on April 1, 2003.

C. Nicholas Perkins Holt, Sr. and Florine Patterson Holt had three children, Nicholas Perkins Holt, Jr., Mary Ann Holt Sykes and Richard Michael Holt.

D. Florine Patterson Holt was the sole owner of the following parcels of real estate when she died on December 14, 2020 as the sole surviving tenant by the entirety:

1) Being the Easterly 150 feet of the Northerly part of Lot. 35 on the map of part of free silver plan, as of record in Book 332, Page 46, Register's Office for said County.

Said Part of lot No. 35 front 150 feet on the Northerly side of a forty foot unnamed road and runs back 308 feet on the Easterly line and 320 feet, more or less, on the Westerly line to the Southerly line of Lot. No.36, and measured 150 feet thereon.

Being the same property conveyed to Nicholas P. Holt and Florine Holt, husband and wife, by Warranty Deed from T.F. Peach and Wife, Bessie Peach, of record in Book 1372, page 684, said Register's Office for Davidson County, Tennessee.

2) Being part of Lot Number 35 on the Map showing the Second Addition to the Free Silver Plan, as of record in Book 332, Page 46, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly line of Lot Number 35; 150 feet east of an unnamed street, running along the westerly line of said lot, also being the northeast corner of a part of said lot conveyed to W. M. Latta and wife by deed from Joe E. Jenkins and wife of record in Book 919, Page 337, said Register' s Office; thence southerly parallel with the above mentioned road and along the easterly line of said Latta lot south 11—3/4 degrees east 331 feet, more or less, to a point in the north margin of the road running along the south boundary line of said lot; thence north 84—1/2 degrees east 254 feet to a point on the north margin of said road, the northwest corner of Lot Number 32 on said Plan; thence north 65 degrees east 213 feet to a point in the line between Lots Numbers 25 and 35; thence with said line north 1/2 degree west 328 feet, more or less, to the northeast corner of Lot number 35, the northwest corner of Lot. Number 25, and the southeast corner of Lot Number 36; thence with the line between said Lots 35 and 36, south 80—1/2 degrees west 523.4 feet to the point of beginning.

Being the same property conveyed to Nicholas P. Holt and wife, Florine Holt by Quitclaim Deed from Ola Mae Jarrett of record in Book 6853, page 162, said Register's Office for Davidson County, Tennessee.

3) Land in Davidson County, Tennessee, being Lot No. 10 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot front 80 feet on the south side of Fairfax Avenue and extends back along the east margin of 32nd Avenue South 176 feet more or less to a line in the rear on which it measures 80.6 feet.

Being the same property conveyed to Nicholas P. Holt and wife, Florine P. Holt by Warranty Deed from Marry Ann Holt of record in Book 4125, page 845, said Register's Office for Davidson County, Tennessee.

4) Being the southwest eight acres of the twelve acre tract of land conveyed to Minervia Battle by deed from Kate M. Shelton, which is of record in Book 476, page 243 of the Register's Office for Davidson County, Tennessee, and being part of Lot No. 32 on the map of J. B. Haynie's Free Silver Plan, of record in Book 332, page 46, said Register's Office, and more accurately described as follows:

Beginning at a gate post on a new road, now known as Young's Lane; thence south 8 degrees east 182 1/2 feet more or less to a point; thence, south 38 1/2 degrees east 151 feet 8 inches to an elm tree; thence south 10 1/2 degrees east 165 feet to a stake three feet north of an elm tree; thence south 48 1/2 degrees west 380 1/2 feet to a sassafras; thence south 46 1/2 degrees west 239 1/2 feet to a low water mark of Cumberland River; thence down said river at low water mark passing the mouth of a branch at 151.4 feet continuing 210 feet in all 361.4 feet to the southwest corner of Climer's 2 acre lot; thence north 4 1/2 degrees east with the east boundary line of said Climer's 2 acre lot passing the northeast corner of said Climer's 2 acre lot at 435 1/2 feet continuing 20 feet in all 455 1/2 feet to a stake; thence north 65 degrees east passing a cedar tree 292 feet, continuing on same bearing and with a wire fence, in all 700 feet to a hackberry tree, the hinge post of a gate, and the point of beginning.

Being the same property conveyed to Nicholas P. Holt and wife, Florine P. Holt by Quitclaim Deed from F. Clay Bailey, Jr., Trustee of record in Book 4920, page 867, said Register's Office for Davidson County, Tennessee.

E. Florine Patterson Holt has since died on December 14, 2020, and her interest to the above-described properties passed at the death of Florine Patterson Holt to her children in equal shares to Nicholas Perkins Holt, Jr., Mary Ann Holt Sykes and Richard Michael Holt as her heirs at law.

F. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

G. The Affiant had known Florine Patterson Holt for over 41 years as her Friend.

Further the Affiant Saith Not.

Joyce A. Nelson

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Joyce Ann Nelson on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 9th day of June, 2021.

Christopher Stokes
Notary Public

My Commission Expires: March 3, 2025

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2025

Tennessee Certification of Electronic Document

I, Robert S. Notestine, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brian James, a notary public for this county and state, Robert S. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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