Karen Johnson Davidson County
Batch# 666704 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, John F. Howell, Jr., being first duly sworn according to law, being over the age of eighteen (18) years and a resident of Nashville, Davidson County, State of Tennessee, and pursuant to T.C.A. § 30-2-712, hereby swears to the following of the Affiant's own free will and based upon the Affiant's personal knowledge and familiarity:

1. JANICE T. ELLIOTT was married to JAMES H. ELLIOTT on August 21, 1948.

2. Four (4) children were born to the marriage of JANICE T. ELLIOTT and JAMES H. ELLIOTT, namely JAMES R. ELLIOTT, ELAINE ELLIOTT HALL, JOHN T. ELLIOTT, and STEPHEN S. ELLIOTT. No other children were born to (or adopted by) JANICE T. ELLIOTT.

3. JANICE T. ELLIOTT and JAMES H. ELLIOTT divorced on January 17, 1978. JANICE T. ELLIOTT never remarried.

4. JANICE T. ELLIOTT died intestate on March 19, 2021. She is survived by her four (4) adult children, JAMES R. ELLIOTT, ELAINE ELLIOTT HALL, JOHN T. ELLIOTT, and STEPHEN S. ELLIOTT.

5. At the time of her death, JANICE T. ELLIOTT owned a fee simple interest in the following real estate in the State of Tennessee:

4505 Harding Pike, Unit 159, Nashville, Tennessee 37205 –

Land in Davidson County, Tennessee, being Unit No. 159 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972, et seq,. said Register's Office. Said Unit is also known as Apartment No. 159.

Being the same property conveyed by Warranty Deed from ROYAL OAKS LIMITED PARTNERSHIP, an Illinois limited partnership, acting by and through its General Partner, Harding Drive, Inc., to JANICE T. ELLIOTT, dated June 12,

1978, of record in Book 5297, Page 916, Register's Office for Davidson County, Tennessee.

6. This Affidavit of Heirship is freely given, pursuant to T.C.A. §30-2-712, to establish and reflect the heirship of JANICE T. ELLIOTT on March 19, 2021 and confirm the vesting of title to the real property described above upon the death of JANICE T. ELLIOTT, in JAMES R. ELLIOTT, ELAINE ELLIOTT HALL, JOHN T. ELLIOTT, and STEPHEN S. ELLIOTT.

Further Affiant saith not.

THIS, the 2nd day of June 2021.

John F. Howell, Jr.
1521 Eller Drive
Nashville, TN 37221

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this 2nd day of June 2021.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, JOHN F. HOWELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of June 2021.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023