Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Kenneth P. Ezell Jr., Esq.
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, P.C.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

GRANTEES: CORDELIA MAXWELL, ANDREA JONES, AND BENJAMIN G. MAXWELL, JR.

SEND TAX NOTICES TO: CORDELIA MAXWELL

MAP PARCEL NUMBER: 162 00 0 068.00 and 162 00 0 111.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Pastor Bruce Maxwell. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 2105 Willowmet Drive Brentwood, TN 37027.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On January 19, 2021, Benjamin Grover Maxwell, Sr. died in Nashville, Davidson County, Tennessee at the age of 74. I will refer to this person as the Decedent. The Decedent was also known as Grover B. Maxwell.

5. The real property (the "Property") to which this Affidavit applies is located at 0 Bell Road and 1511 Bell Road, Nashville, Tennessee, 37211, in Davidson County, Tennessee, more fully described as:

See Attached Exhibit "A".

6. At the time of the Decedent's death, the Decedent resided at 1511 Bell Road, Nashville, Tennessee, 37211.

7. The estate of the Decedent was not administered in a proceeding supervised by a court.

8. The Decedent left no Last Will and Testament.

9. Facts concerning my relationship to the Decedent are: that I was the Decedent's younger brother and I knew the Decedent personally during his lifetime and I know his family personally; and that I knew the Decedent for a period of 69 years and 5 months.

10. The Decedent was married at the time of his death.

11. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

    Decedent's only living heirs at the time of his death were his wife, Cordelia Maxwell, having an address of 1511 BELL ROAD NASHVILLE TN 37211 and his 2 children, Andrea Jones having an address of 1215 PIPER GLEN RD. SMYRNA TN. 37167 and Benjamin G. Maxwell, Jr. having an address of 8006 OMAHA COURT SMYRNA TN. 37167, who are all adults.

12. There are no other children of Decedent, natural or adopted, and no pre-deceased children which would give rise to grandchildren's interests. Since the decedent died intestate, the above-referenced Property passes by operation of law to said heirs.

Bruce Maxwell

Bruce Maxwell, Affiant

State of Tennessee
County of Davidson

On this 12th day of July, 2021, before me personally appeared Bruce Maxwell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Sworn to and subscribed before me this 12th day of July, 2021.

My Commission expires: March 8, 2022

Sandra Drew

Notary Public

SANDRA DREW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Being in the 5th Civil District of Davidson County and State of Tennessee, described as follows:

Beginning at a railroad spike in the center of Benzing Road at Jordan's northwest corner; thence with the said Jordans west line south 2° 15' west 1027 feet to a stone in a gully with a poplar tree pointer, the corner of a 4.5+ acre tract of W.M. Watson,s; thence with the center of sad gully south 83° west 425 feet to the center of a branch; thence with the center of said branch and a dug ditch north 10° west 432 feet; thence continuing with said ditch or branch north 15° east 360 feet to a point in the center of Sinking Creek, Thence down the center of said Creek north 40° and 45' east 55 feet to the center of Benzing Road; thence along the center of said Benzing Road north 35° east 250 feet to a point; thence continuing with said Road north 49° 15 east 100 feet, north 86° east 100 feet, and south 82° east 70 feet to point of beginning, containing 10.2+ acres.

Being the same property conveyed to Grover B. Maxwell, his heirs and assigns, by deed from H.C. Maxwell and wife Flora Maxwell, of record in Book 4824, page 651, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kenneth P. Ezell, Jr., 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.

Kenneth P. Ezell, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Q. Zaborowski, a notary public for this county and state, Kenneth P. Ezell, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Express Expires: November 6, 2024
Notary' Seal (if on paper)

