This instrument prepared by:
NOTESTINE LAW FIRM
Trent North Notestine, BPR # 37211
Robert Elliott Graves, BPR #36809
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 2422 Eden Street
Nashville, Tennessee 37206
Davidson County, Tennessee
Map & Parcel: 92-02, 11W-03775

Karen Johnson Davidson County
Batch# 680852 AFFIDAVITH
07/21/2021 02:08:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20210721-0097976

# AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Leon Moore being first duly sworn, deposes and states, under oath as follows:

A. Nello Mays, unmarried, owned a certain parcel of real property described as and located at 2422 Eden Street, Nashville, Tennessee 37206 (the Property). This property was then transferred to William James Shannon by Quitclaim Deed **[See Exhibit A- Deed to William James Shannon]**. This Property is described as:

Being Lot No. 224, Block 9, of the plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description

BEING same property conveyed to Nello Mays, Unmarried from Rosa Bell Coffey, Unmarried, Trustee of Record in Book 6769, Page 517 Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

B. William James Shannon passed away on August 18th, 1994. At the time of his death William James Shannon did not have a will.

C. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103. At the time of his passing, William James Shannon had Six (6) heirs at law. They were his wife at the time, Georgia M. Shannon (wife), and his Five (5) children: William Williams, Pierre Hill, Yvette Snowden, Valerie Dungee, and Yvonne Perkins. **[See Exhibit B- Family Tree as provided by Client]**

D. Under Tenn. Code. Ann §31-2-103, Georgia Shannon received a One-Third (⅓) interest in the property at the time of William James Shannon's passing, with the Five (5) children splitting the remaining Two-Thirds (⅔) interest in the Property.

E. On March 16th 2000, Yvette Snowden, Valerie Dungee, and Yvonne Perkins (Three out of the Five children) deeded over their interest in the Property to Georgia M. Shannon. However, William Williams and Pierre Hill **did not** deed over their interest and thus they retained their interest in the Property. **[See Exhibit C- Deeds to Georgia M. Shannon].**

F. On July 5th 2005, Georgia Shannon, through a Warranty Deed, conveyed her interest in the Property to Bryce Page, unmarried. This conveyance included her original interest obtained by William James Shannon's passing **and** the interest received byYvette Snowden, Valerie Dungee, and Yvonne Perkins. **[See Exhibit D- Shannon Deed to Page]**

G. Per the reasons stated hereinabove, the current owners of the Property are William Williams, Pierre Hill, and Bryce Page with none of them being full owners in the Property, but as tenants in common.

H. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §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 Tenn. Code. Ann §30-2-712 if he knowingly has made any false statements herein.

I. The Affiant, Leon Moore, knew William James Shannon as a close personal friend for many years and attest that the above information is correct as stated hereinabove.

FURTHER THE AFFIANT SAITH NOT.

Leon Moore
[Affiant's Signature]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed, sworn to, and acknowledged before me by Deana S. Drake the affiant, and subscribed and sworn to before me on this 16th day of July 2021.

Deana S Drake
NOTARY PUBLIC

My Commission Expires: 11/2024



# Exhibit A

BOOK 6952 PAGE 897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF August 1986

Notary Public

MY COMMISSION EXPIRES: July 31, 1988
(AFFIX SEAL)

Quitclaim

THIS INSTRUMENT WAS PREPARED BY
Don Battle

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William James Shannon (NAME) | Mellon Financial Services (NAME) | MAP 92-02 |
| 2422 Eden Street (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 6080 (STREET ADDRESS) | Parcel 448 |
| Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP) | Metairie, LA 70009-6080 (CITY) (STATE) (ZIP) | 11W-03775 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nello Mays, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY and QUITCLAIM unto William James Shannon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being same property conveyed to Nello Mays, Unmarried from Rosa Bell Coffey, Unmarried, Trustee of Record in Book 6769, Page 517, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

32989

IDENTIFICATION REFERENCE

AUG 18 3 54 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

This is {unimproved ( ) / improved (X)} property, known as 2422 Eden Street, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness his hand this 13 day of August, 1986

Nello Mays

Nello Mays

05/15 ... CHECK

1590 ...

202107210097976

BOOK 6952 PAGE 898

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jerry G. Stone, a Notary Public in and for said County and State, the within named Nello Mays

the bargainer, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 19 88

Commission expires July 24, 1988

Jerry G. Stone
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

_____
Notary Public

QUITCLAIM DEED

FROM

Nello Mays, Unmarried

TO

William James Shannon

202107210097976

# 2422 Eden Street- Heirship Matter

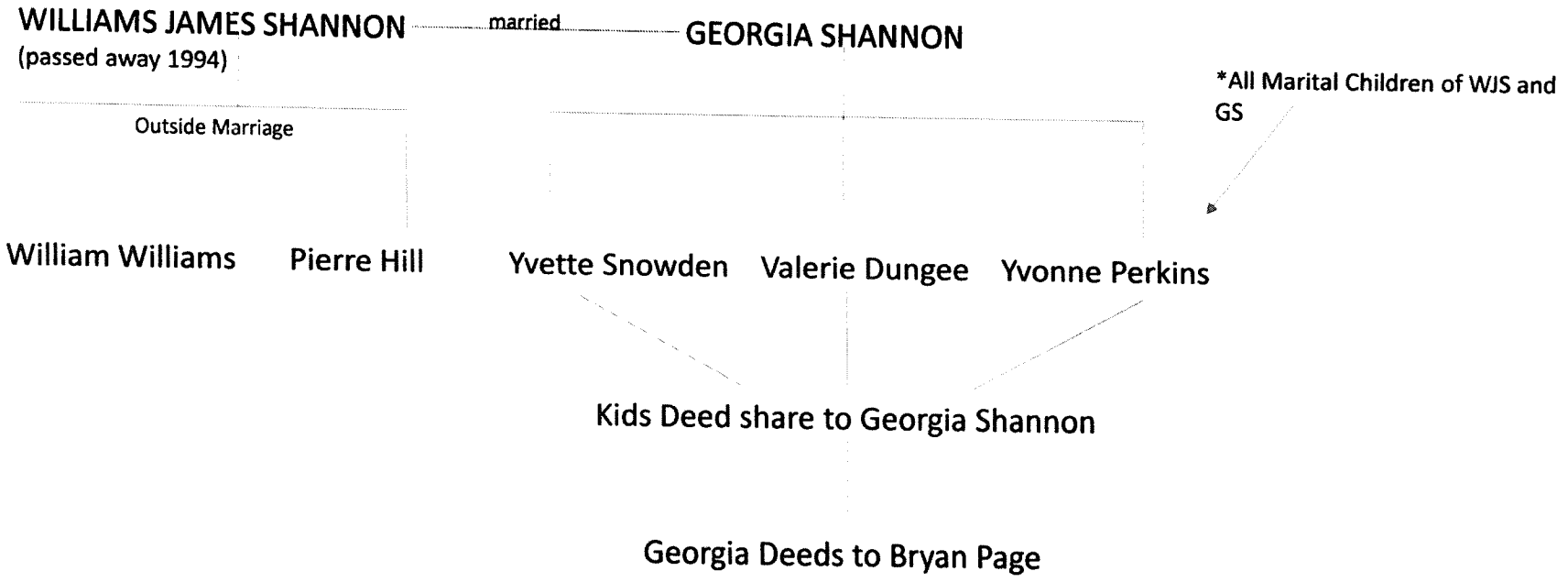



Exhibit B

20210721009976

Instr:200002160026951 Page: 1 OF 2
REC'D FOR REC 02/16/2000 10:41:43AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 8th day of February, 2000.

JANE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
15 CENTURY BLVD.
SUITE 101
NASHVILLE, TN 37214

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| GEORGIA M. SHANNON<br>2422 EDEN STREET<br>NASHVILLE, TN 37208<br><br>MAP & PARCEL NO.: 92-2-448 | SAME |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *YVONNE D. PERKINS,*

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO *GEORGIA M. SHANNON, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the William James Shannon, herein by Quitclaim Deed from Nello Mays, unmarried, dated August 13, 1986, and recorded August 18, 1986, in Book 6952, Page 897, Register's Office for Davidson County, Tennessee. The said William James Shannon now being deceased and leaving said property to his heirs at law Evette P. Snowden, Valerie Y. Dungee, Yvonne D. Perkins and Georgia Mae Shannon.

THIS IS IMPROVED PROPERTY KNOWN AS: 2422 EDEN STREET, NASHVILLE, TENNESSEE 37208

WITNESS MY HAND THIS 8TH DAY OF FEBRUARY, 2000.

YVONNE D. PERKINS

**Exhibit C**

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 8th day of February, 2000, before me personally appeared YVONNE D. PERKINS, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.




Witness my hand and official seal.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

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**QUITCLAIM DEED**

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Instr:200003150026950 Page: 1 OF 2
REC'D FOR REC 03/16/2000 10:41:11AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this day of February, 2000.

My Commission Expires

Affiant

Notary Public

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
15 CENTURY BLVD.
SUITE 101
NASHVILLE, TN 37214

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| GEORGIA M. SHANNON<br>2422 EDEN STREET<br>NASHVILLE, TN 37208<br><br>MAP & PARCEL NO.: 92-2-448 | SAME |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *VALERIE Y. DUNGEE,*

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO *GEORGIA M. SHANNON, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the William James Shannon, herein by Quitclaim Deed from Nello Mays, unmarried, dated August 13, 1986, and recorded August 18, 1986, in Book 6952, Page 897, Register's Office for Davidson County, Tennessee. The said William James Shannon now being deceased and leaving said property to his heirs at law Evette P. Snowden, Valerie Y. Dungee, Yvonne D. Perkins and Georgia Mae Shannon.

THIS IS IMPROVED PROPERTY KNOWN AS: 2422 EDEN STREET, NASHVILLE, TENNESSEE 37208

WITNESS MY HAND THIS 21st DAY OF FERRUARY, 2000.

VALERIE Y. DUNGEE

**STATE OF TEXAS**

**COUNTY OF** Midland

**On this** 21 **day of February, 2000, before me personally appeared VALERIE Y. DUNGEE, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.**

**Witness my hand and official seal.**

KATHY BURK
My Commission Expires
March 14, 2003

**My Commission Expires:**

3-14-2003

Kathy Burk
**Notary Public**

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**QUITCLAIM DEED**

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Instr:200003160026852 Page: 1 OF 2
REC'D FOR REC 03/16/2000 10:42:01AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 25th day of February, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
15 CENTURY BLVD.
SUITE 101
NASHVILLE, TN 37214

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| GEORGIA M. SHANNON<br>2422 EDEN STREET<br>NASHVILLE, TN 37208<br><br>MAP & PARCEL NO.: 92-2-448 | SAME |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *YVETTE P. SNOWDERN,*

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO *GEORGIA M. SHANNON, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the William James Shannon, herein by Quitclaim Deed from Nello Mays, unmarried, dated August 13, 1986, and recorded August 18, 1986, in Book 6952, Page 897, Register's Office for Davidson County, Tennessee. The said William James Shannon now being deceased and leaving said property to his heirs at law Evette P. Snowden, Valerie Y. Dungee, Yvonne D. Perkins and Georgia Mae Shannon.

THIS IS IMPROVED PROPERTY KNOWN AS: 2422 EDEN STREET, NASHVILLE, TENNESSEE 37208

WITNESS MY HAND THIS 25TH DAY OF FEBRUARY, 2000.

YVETTE P. SNOWDERN

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 25th day of February, 2000, before me personally appeared YVETTE P. SNOWDERN, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires November 24, 2001

Notary Public

QUITCLAIM DEED

# Exhibit D

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Bryce Page New Owner
5452 Hickory Park Drive
Antioch, TN 37013

MAP PARCEL NUMBERS
Map & Parcel 92-2-448.00

Davidson County DEEDUARR
Recvd: 07/08/05 10:41 2 pgs
Fees:13.00 Taxes:344.10
20050706-0077328

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 23rd day of June, **2005**, by and between **Georgia Mae Shannon**, _____, party of the first part, and **Bryce Page**, unmarried, party of the second part,

**WITNESSETH**: That for and in consideration of **$93,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**A certain tract or parcel of land in Davidson County, Tennessee, described as follows:**

**Being Lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Georgia M. Shannon, unmarried, by deed from Yvette P. Snowdern dated 2/25/00 and recorded 3/16/00, of record in Instrument No. 2000316-0026952, from Yvonne D. Perkins of record in Instrument No. 200003160026951 and from Valerie Y. Dungee of record in Instrument No. 200003160026950, said Register's Office.**

**This is improved property known as 2422 Eden Street, Nashville, TN 37208.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters of record in Plat Book 161, page 138, any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

X Georgia Shannon
**Georgia Mae Shannon**

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia Mae Shannon,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of June, **2005.**

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentine
Notary Public

**I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

X Linda Navarro
Affiant

Subscribed and sworn to before me this 23rd day of June, 2005

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentine
NOTARY PUBLIC

My commission expires: 9-22-07

**PROPERTY ADDRESS:**
**2422 Eden Street**
**Nashville, TN 37208**

Name & address of new owner:

_____
_____
_____

Certificate of Authenticity

I, Robert J. Notestine, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/14/21.

Date

Affiant Signature

7/14/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

My Commission Expires: 7/9/24
Date

Notary's Seal (if on paper)

