Karen Johnson Davidson County
Batch# 687843 **AFFIDAVITH**
07/30/2021 12:49:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0102832

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Philip J. Ewing
3518 Cherry Ridge Trail
Decatur, GA 30034

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
059 05 0 132.00
117 04 0 154.00

ADMINISTRATOR'S AFFIDAVIT OF HEIRSHIP

THE undersigned, **PHILIP J. EWING**, Administrator of the Estate of **BAXTER EWING**, deceased, being duly sworn, deposes and states:

THAT **BAXTER EWING** died on the 29th day of August 2020, a citizen and resident of Davidson County, Tennessee at the age of 91 without a Will.

THAT **BAXTER EWING** was the fee simple owner of a parcel of real estate located in Davidson County, Tennessee described as follows to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 137 on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, page 81, Register's Office for said County.
>
> **SAID** Lot No. 137 fronts 90.53 feet on the northerly margin of Buenaview Boulevard and extends back 120 feet on the easterly line and 131.9 feet on the westerly line to a dead line in the rear measuring 81.37 feet thereon.
>
> **BEING** the same property conveyed to Baxter Ewing and wife, Mattye F. Ewing by deed from Philip J. Ewing and wife, Juanita B. Ewing of record in Book 6424, Page 227, Register's Office for Davidson County, Tennessee; **AND** being the same property awarded solely to Baxter Ewing by Judgement of Absolute Divorce entered by the Third Circuit Court of Davidson County, Tennessee, Docket No. 95451, as of record in Minute Book 115A, Page 770, Office of the Circuit Court Clerk of Davidson County, Tennessee.

This is improved property known as 3076 Buenaview Boulevard, Nashville, Tennessee 37218, Tax Map & Parcel No. 059 05 0 132.00

THAT **BAXTER EWING** owned a one-third (1/3) undivided interest in a parcel of real estate located in Davidson County, Tennessee as an heir-at-law of his brother, John E. Ewing,

deceased, described as follows to wit:

BEING Lot No. 131 on the Plan of Belmont Terrace Subdivision, of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the easterly margin of Brightwood Avenue and on the common line between lot nos. 130 and 131; thence, northerly with the margin of Brightwood Avenue, 30.5 feet to a point; thence, circumventing the northeasterly corner of the intersection of Brightwood & Rosewood Avenues, 30.8 feet to a point on the southerly margin of Rosewood Avenue; thence, with said margin 142 feet to a point, being the northeasterly rear corner of said lot; thence, southerly 50 feet to a point being the common rear corners of lot nos. 130 and 131; thence, westerly 161.5 feet to the point of beginning.

BEING the same property conveyed to John E. Ewing by deed from Gaylor E. Cole of record in Book 4464, Page 638, Register's Office for Davidson County, Tennessee; **THE** said John E. Ewing having since died intestate *(Davidson County, Tennessee Probate Docket No. 96P-743*), never married and without children on the 1st day of April, 1996, leaving as his heirs-at-law his brothers, WILLIAM CALVIN EWING (*having since died testate on the 14th day of August, 2010, Davidson County, Tennessee Probate Docket No. 10P-1352 and whose Last Will & Testament is of record as Instrument #20110720-0055574, Register's Office for Davidson County, Tennessee vesting his interests in his daughters, Yolvander Simone Ewing and Yolanda Ewing Holt*), DANIEL EWING *(having since died on the 16th day of April, 2020 leaving as his sole heir-at-law his daughter, Teneia Ewing*), and BAXTER EWING.

This is improved property known as 2700 Brightwood Avenue, Nashville, Tennessee 37212, Tax Map & Parcel No. 117 04 0 154.00

THAT **BAXTER EWING** was not married at his death and left as his sole heir-at-law his son as follows:

PHILIP J. EWING; son; age 21+; 3518 Cherry Ridge Trail Decatur, GA 30034

THAT the intestate estate of **BAXTER EWING,** deceased, was opened for administration under the jurisdiction of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No, 20P-1929 on the 10th day of December 2020.

THAT Notice of Publication to Creditors was made, a TennCare Release obtained, there are no debts or encumbrances existing which are a lien on said interest in the above-described real estate, and no known debts of the deceased not satisfied during the complete and proper administration of the estate of **BAXTER EWING,** deceased.

THAT pursuant to the laws of intestate succession title to the above described interests

in real estate owned by **BAXTER EWING,** deceased, at his death vested in **PHILIP J. EWING**.

AND further AFFIANT saith not.

PHILIP J. EWING, Administrator of the Estate of BAXTER EWING, deceased

STATE OF GEORGIA)
)
COUNTY OF Clayton)

BEFORE me a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **PHILIP J. EWING, Administrator of the Estate of BAXTER EWING , deceased**, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who upon his oath, acknowledged that the statements contained herein are true to the best of his knowledge, information and belief and that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and suffixed my seal at my office in said County on this 20 day of July, 2021.

NOTARY PUBLIC My Commission Expires: 09/23/2024

KARL GUISTE NOTARY PUBLIC EXP. SEPT 23, 2024 CLAYTON COUNTY, GA

The actual consideration for this transfer is **NO ($-0-) DOLLARS**.

AFFIANT

Sworn to and *Subscribed* before me on this 20 day of July, 2021.

NOTARY PUBLIC My Commission Expires: 09/23/2024

KARL GUISTE NOTARY PUBLIC EXP. SEPT 23, 2024 CLAYTON COUNTY, GA