Karen Johnson Davidson County
Batch# 689020 **AFFIDAVITH**
08/02/2021 02:55:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210802-0103743

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

ADDRESS OF NEW OWNER:
Drusilla Lynn Martin, et al.
1313 Calvin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
069 16 0 092.01

AFFIDAVIT OF HEIRSHIP

The undersigned, **ANGELA HUBBARD** and **KENNETH CUNNINGHAM**, being duly sworn, depose and state:

1. That I, **ANGELA HUBBARD,** am an adult citizen and resident of Davidson County, Tennessee, and knew **JUANITA D. BROWN** for more than 24 years prior to her death as a friend and neighbor;

2. That I, **KENNETH CUNNINGHAM**, am an adult citizen and resident of Davidson County, Tennessee, and knew **JUANITA D. BROWN** for more than 25 years prior to her death as a friend and neighbor;

3. That **JUANITA D. BROWN** died on the23rd day of January, 2021, at the age of 88, without a Will;

4. That **JUANITA D. BROWN** left no debts at her death that have not been satisfied;

5. That **JUANITA D. BROWN** survived her spouse, ERNEST H. BROWN, who died on the 5th day of July, 2018 and she did not re-marry prior to her death;

6. That **JUANITA D. BROWN** had no children and left the following individuals as her heirs-at-law at her death:

Drusilla Lynn Martin; niece; age 21+; 1313 Calvin Avenue, Nashville, TN 37206
Fanchetter Renee Ennix; niece; age 21+; 22312 City Center Drive, #2107, Hayward, CA 94541
Janet DeNease Darden; niece; age 21+; 1724 22nd Avenue North, Nashville, TN 37208
George Herbert Darden, III; nephew; age 21+; 4129 Timothy Drive, Nashville, TN 37218
Kimberly Dartis Norman; niece; age 21+; 3929 Augusta Drive, Nashville, TN 37207
Steven R. Dartis; nephew; age 21+; 3929 Augusta Drive, Nashville, TN 37207

7. That **JUANITA D. BROWN** owned the following described real estate at her death located in Davidson County, Tennessee and known as 3716 Hydes Ferry Road, Nashville, Tennessee 37218, being described as follows to wit:

BEING Lot No. 3 on the Plan of Ira D. Kennedy's tract, as of record in Book 3842, Page 200, Register's Office for said County.

SAID lot fronts 167.95 feet on the easterly side of Hydes Ferry Road and extends back 236.42 feet on the northerly line and 153.20 feet on the southerly line to a dead line and measures 206.49 feet thereon, said line being a broken line.

BEING the same property conveyed to Ernest H. Brown and wife, Juanita D. Brown by deed from Katherine K. Harrell Carney, of record in Book 4533, Page 667, Register's Office for Davidson County, Tennessee; **THE** said Ernest H. Brown having predeceased Juanita D. Brown in death.

8. AND further AFFIANTS saith not.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Angela Hubbard
ANGELA HUBBARD, Affiant

SWORN to and ***SUBSCRIBED*** before me on this 27th day of July, 2021.

Monica D. Edwards
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Kenneth G. Cunningham
KENNETH CUNNINGHAM, Affiant

SWORN to and ***SUBSCRIBED*** before me on this 29th day of July, 2021.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/07/2021

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY