Karen Johnson Davidson County
Batch# 715080 AFFIDAVITH
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Prepared By:
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4301 Hillsboro Road, Suite 300
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Julie Yeager, after first being duly sworn, states that she is an adult citizen and resident of Nashville, Davidson County, Tennessee.

Affiant further states that she is personally acquainted with Audrey Jean Lepley Lovett, also known as Jean Lepley Lovett, also known as Jean L. Humphrey, also known as Audrey Jean Humphrey (the "Deceased"), and the Deceased's family and has known them for many years. The Deceased owned at her death certain real property known as 200 37th Avenue North, Nashville, Davidson County, Tennessee, which is more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

Louie M. Lovett, also known as Louis Marion Lovett, and the Deceased were married. One child was born to the marriage of Louie M. Lovett, also known as Louis Marion Lovett, and the Deceased, and that child was Richard Wayne Lovett. The said Louie M. Lovett, also known as Louis Marion Lovett, and the Deceased later divorced, with the Property vesting solely in the Deceased, as evidenced by the October 17, 1961 court order of record in Book 4933, page 566, Register's Office for Davidson County, Tennessee. No other children were ever born to the Deceased.

In 1963, the Deceased married McRae Humphrey. The Deceased died intestate on February 22, 1998. No children were born to the marriage of the Deceased and McRae Humphrey, with Richard Wayne Lovett being the only child ever born to the Deceased. At the time of the Deceased's death, her heirs-at-law were McRae Humphrey and Richard Wayne Lovett. The said Richard Wayne Lovett

conveyed his interest in the Property to McRae Humphrey by Quitclaim Deed of record as Instrument No. 20030318-0035611, Register's Office for Davidson County, Tennessee.

This Affidavit of Heirship is freely given under penalty of perjury pursuant to Tennessee Code Annotated section 30-2-712 to establish and reflect the heirship and vesting with respect to the Property. I acknowledge that my execution of this Affidavit of Heirship is subject to the penalties set forth in Tennessee Code Annotated section 30-2-712(f) and that it is not given for any fraudulent purpose.

Dated this 7th day of September, 2021.

FURTHER AFFIANT SAITH NOT.

Julie Yeager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, Julie Yeager, who being duly sworn states that the statements in the foregoing Affidavit of Heirship are true and correct.

Sworn to and subscribed before me this 7th day of September, 2021.

Notary Public

My Commission Expires: _____

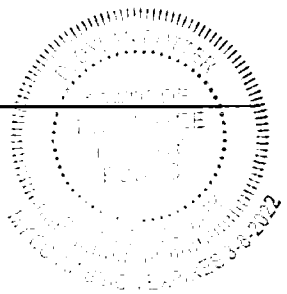


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Map of a Subdivision of the Northwest Part of the West End Land Company Property, of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 37th Avenue North at its intersection with the southerly margin of Normandy Place South; thence along the southerly margin of Normandy Place South, S 80 degrees 26' E 150 feet to an iron pin; thence S 14 degrees 19' W 72.9 feet to an iron pin; thence N 77 degrees 40' W 150 feet to an iron pin in the easterly margin of 37th Avenue North N 14 degrees 15' E 66 feet to the point of beginning.

Being the same property conveyed to Louie M. Lovett and wife, Jean Lepley Lovett, by deed from H. W. Lepley and wife, Evelyn Lepley, of record in Book 3223, page 71, Register's Office for Davidson County, Tennessee. Said property being divested from Louis Marion Lovett, also known as Louie M. Lovett, and vested solely in Audrey Jean Lepley Lovett, also known as Jean Lepley Lovett, in Book 4933, page 566, Register's Office for Davidson County, Tennessee. The said Audrey Jean Lepley Lovett, also known as Jean Lepley Lovett, also known as Jean L. Humphrey, also known as Audrey Jean Humphrey, married McRae Humphrey in 1963 and died intestate on or about February 22, 1998, leaving her husband, McRae Humphrey, and son, Richard Wayne Lovett, as her sole heirs-at-law, as evidenced by Affidavit of Heirship of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

The subject property having been further conveyed to McRae Humphrey by Quitclaim Deed from Richard Wayne Lovett and wife, Deborah Lovett, of record as Instrument No. 20030318-0035611, Register's Office for Davidson County, Tennessee. McRae Humphrey died testate on or about January 4, 2012. Pursuant to the Last Will and Testament of McRae Humphrey filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P1126, of record as Instrument No. 20210319-0036477, Register's Office for Davidson County, Tennessee, said property was devised to Hollis Freeman as to a life estate. Hollis Freeman since died on January 27, 2021, extinguishing the life estate and vesting fee simple title to the property solely in Julie Yeager by the terms of the Last Will and Testament of McRae Humphrey. Pursuant to Warranty Deed of record as Instrument No. 20210831-0117280, Register's Office for Davidson County, Tennessee, the said Julie Yeager conveyed the property to Bradley J. Bars, married.

True Copy Certification

I, William T. Smith, 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 September 9, 2021.

Affiant Signature

Date: September 9, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

