Karen Johnson Davidson County
Batch# 720262 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20210920-0126235

This instrument was prepared by:
Cook Tillman Law Group
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER(S):

Andrea Hudson
3788 Wabash St
Denver, Co 80237

Alexx Epperson
2057 Central Ave Apt E
Alameda CA 94501

Royce Yokley-Golden
2424 Rugby Ave.
College Park, GA 30337

Tracey Yokley
3135 Adams St
Denver, Co 80205

Latrecia Sanders-Osborne
3517 Season Dr
Antioch, TN 37013

James Wallace, Jr.
2014 Benjamin Street
Nashville, TN 37206

Trina W. Williamson
5702 Amalie Drive
Nashville, TN 37211

Renita W. Hutcherson
2608 Old Matthews Road
Nashville, TN 37207

Nickolas D. Taylor
1627 Haynes Drive
Murfreesboro, TN 37129

Arte' J. Wallace
5731 N.E. 44th Street
Kansas City, MO 64117

Terry Yokley
1907 W. Humble St.
Baytown, TX 77520

Joshua Yokley
1907 W. Humble St.
Baytown, TX 77520

John Yokley
2625 Ivanhoe St.
Denver, CO 80207

Angela Yokley
4316 Mariposa St
Denver, CO 80211

Jamesha Manuel-Woodberry
20744 Mitchell Pl.
Denver, CO 80249

Ebonie Yokley
3261 Ivy St.
Denver, CO. 80207

SEND TAX NOTICES TO:

Renita W. Hutcherson
2608 Old Matthews Road
Nashville, TN 37207

MAP AND PARCEL NUMBER: 060-13-0 005.05

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF Colorado

COUNTY OF DENVER

The undersigned, being duly sworn, deposes and says:

1. My full name is Christopher Mitchell. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 3788 S Wabash St., Denver, CO 80237.

3. I have personal knowledge of the matters stated in this Affidavit; Annie L. Yokley Wallace is my great aunt.

4. Annie L. Yokley Wallace ("Decedent") died intestate on October 23, 2018, while residing in the city of Nashville, state of Tennessee.

5. No intestate probate estate was administered in a proceeding supervised by a court.

6. The real property to which this Affidavit applies is located at 2608 Old Matthews Road, Nashville, TN 37-27 (the "Real Property"), more fully described as:

   Being Tract "A" on the Plan of an unrecorded subdivision on Whites Creek Pike, Davidson County, Tennessee, said tract fronting 71.5 feet beginning at a line of its southwest corner and running Northwardly 91.35 feet;

   Thence N. 74° E from a line 71.5 feet; Thence S. 11°30 minutes W; Thence S. 86 °45 minutes W, Point of the line.

   Being a portion of the property conveyed to Bobbie J. Epperson (1/3), Annie L. Yokley Wallace (1/3), James Keith Yokley (1/12), Royce Yokley Golden (1/12), Tracey Yokley (1/12), and Latrecia Osborne (1/12); by Executrix Deed from Annie L. Yokley Wallace, Executrix of the Estate of Neva Mai Yokley, of record in Instrument No. 20020711-0083370, Register's Office for Davidson County, Tennessee, dated July 10, 2002, and recorded July 11, 2002.

8. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

   a. Annie L. Yokley Wallace was married to James Wallace, Jr. at the time of her death.

   b. Annie L. Yokley Wallace was also survived by her children, Trina W. Williamson, Renita W. Hutcherson, and Arte' J. Wallace.

c. Annie L. Yokely Wallace's daughter, Retria N. Taylor, predeceased her on October 27, 2006. Retria N. Taylor was unmarried and survived by her son Nickolas D. Taylor.

9. Facts pertinent to determining the current legal owners of this property are as follows:

a. As a result of the passing of Annie L. Yokley Wallace; James Wallace, Jr., Trina W. Williamson, Renita W. Hutcherson, Nickolas D. Taylor, and Arte' J. Wallace now each own a one-fifteenth (1/15) interest in the property as tenants in common.

b. As a result of the passing of Bobbie J. Epperson; Andrea Hudson and Alexx Epperson now each own a one-sixth (1/6) interest in the property as tenants in common.

c. James Keith Yokley died intestate on May 13, 2015 owning a one-twelfth (1/12) interest in the property as a tenant in common. A separate Affidavit of Heirship is being recorded as to his interest in the property.

d. Royce Yokley Golden continues to own a one-twelfth (1/12) interest in the property as a tenant in common.

e. Tracey Yokley continues to own a one-twelfth (1/12) interest in the property as a tenant in common.

f. Latrecia Osborne continues to own a one-twelfth (1/12) interest in the property as a tenant in common.

Signed this 26TH day of JULY, 2021.

Christopher Mitchell, Affiant

Sworn to and subscribed before me this 26TH day of JULY, 2021.

Notary Public

My Commission expires: 7-20-2024

RUBY WELCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204024736
MY COMMISSION EXPIRES 07/20/2024