This instrument was prepared by:
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 720262 AFFIDAVITH
09/20/2021 03:07:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210920-0126236

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, Colorado 80237.

3. I have personal knowledge of the matters stated in this Affidavit; I am the grandson of Bobbie J. Epperson.

4. Bobbie J. Epperson ("Decedent") died on April 16, 2020, while residing in the city of Denver, state of Colorado.

5. An intestate probate estate was administered in a proceeding supervised by a court in Denver, Colorado in the Denver Probate 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. Bobbie J. Epperson was widowed and not married at the time of her death.

b. Bobbie J. Epperson was survived by her daughter, Andrea Hudson, and granddaughter Alexx Epperson. Bobbie J. Epperson's son, the father of Alexx Epperson, W. David Epperson, died on March 23, 2007.

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

a. 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.

b. Annie L. Yokley Wallace died intestate on October 23, 2018 owning a one-third (1/3) interest in the property as a tenant in common. A separate Affidavit of Heirship is being recorded as to her interest in the property.

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