Prepared by and return to:

John Kinsella
Sagamore Legal LLC
2305A Carter Ave.
Nashville TN 37206
jack@sagamorelegal.com

Recorder Stamp

Karen Johnson Davidson County
Batch# 763665 **AFFIDAVITH**
12/01/202' 09:34:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211201-0158448

AFFIDAVIT OF HEIRSHIP
Tennessee Code Annotated § 30-2-712.

STATE OF Tennessee
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My name is Thomas J. Brown.

2. I reside at 4963 Tyne Ridge Ct. Nashville, TN 37220.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On March 16, 1991, William Ernest Smith died at Tennessee Christian Medical Center in Madison, Tennessee.

5. On July 14, 1998, Virginia Louise Smith (wife of William Ernest Smith) died at Highland Manor Nursing Home in Portland, Tennessee.

6. I will refer to William and Virginia together as "the decedents".

7. The real property to which this Affidavit applies is located at 904 Tuckahoe Drive, Madison, TN 37115 in Davidson County, Tennessee, more fully described as:

   Being Lot No. 64 on the Plan of Section II, Kemper Heights, as of record in Book 2331, page 104, Register's Office for said County.

   Said Lot No. 64 fronts 75 feet on the northerly side of Tuckahoe Drive and runs back 287.1 feet on the westerly line and 230.1 feet on the easterly line, to a dead line on which it measures 124.2 feet thereon.

   Being the same property conveyed to William Ernest (W.E.) Smith and Virginia Louise Smith on November 17, 1962 recorded November 21, 1962 in Book 103 Page 696.

8. The estate of the Decedent was not administered in a proceeding supervised by a court.

9. I am the nephew of the decedents and their only heir.

10. I was bequeathed the abovementioned property in their wills.

11. I am filing this Affidavit to clear up ownership and record the property in my name.

Thomas J. Brown by:

John Kinsella as agent under limited power of attorney

Thomas J. Brown

New owner and send tax bills to:

Thomas J. Brown
4963 Tyne Ridge Ct.
Nashville TN 37220

Notary Acknowledgement

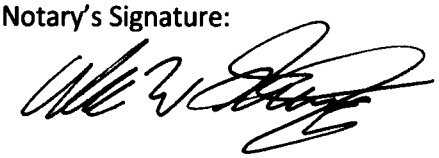
State of Tennessee

County of Davidson

On this 1 day of Dec, 2021, before me personally appeared John Kinsella, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas J Brown acknowledged that such person executed the same as the free act and deed of Thomas J Brown.

Witness my hand, at office, this 1st day of Dec, 2021. _____

Notary's Signature:





My commission expires: Jan 6, 2025