Karen Johnson Davidson County
Batch# 793554 AFFIDAVITH
01/20/2022 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220120-0007720

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

New Owner Address:	Send Tax Bills To:	Parcel Numbers:
Carol Allen and Angela Allen 4311 Dale Avenue Nashville, TN 37204	Same	132 14 0 032.00 093 10 0 346.00 093 10 0 347.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, John R. Smith, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in certain tracts or parcels of real property commonly known as (a) improved land at 899 Van Leer, Nashville, TN 37220, (b) improved land at 512 Rep John Lewis Way South, Nashville, TN 37203 and (c) improved land on 514 Rep John Lewis Way South, Nashville, TN 37203 (collectively, the "Property"). The property at 899 Van Leer is more particularly described in Exhibit A, and the property at 512 and 514 Rep John Lewis Way is more particularly described in Exhibit B.

2. I am a longtime employee of the Allen family's business. The statements in this affidavit are based on my own personal knowledge of the Allen family and each of its members, as described below.

3. Fred A. Allen, Jr. a/k/a Fred A. Allen ("Fred Jr.") married Dorothy K. Allen ("Dorothy"). Fred Jr. and Dorothy had two children, Fred A. Allen, III ("Fred III") and John K. Allen ("John"). Fred III married Carol Allen ("Carol") and had one child, Angela Allen ("Angela").

4. Fred Jr. died intestate on August 31, 1982. His heirs were his surviving spouse (Dorothy) and his surviving two children (Fred III and John).

5. Dorothy died intestate on April 21, 1990. Her heirs were her surviving two children (Fred III and John).

6. Fred III died intestate on August 6, 2008. His heirs were his surviving spouse (Carol) and surviving child (Angela).

7. John died intestate on August 12, 2021. He was not married and had no children. His sole heir-at-law is his niece (Angela).

8. Angela is still living.

9. By process of intestate succession, the Property described in the Exhibits hereto are co-owned, as tenants in common, as follows: one-fourth (1/4) by Carol and three-fourths (3/4) by Angela.

10. I swear under oath that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, 12 30, 2021

John R. Smith, Affiant

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

John R. Smith, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on December 30, 2021.

Notary Public

My Commission Expires: May 9, 2023

BRITT E DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 78 fronts 160 feet on the southerly side of Van Leer Drive and runs back 337.63 feet on the westerly line and 331.80 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Fred A. Allen and wife, Dorothy K. Allen from Dorothy M. Snively, attorney in fact for her husband, John T. Snively, and Dorothy M. Snively, individually, by deed of record in Book 2810, page 464 in the Register's Office for Davidson County, Tennessee. Fred A. Allen having died intestate on August 31, 1982 and the property vested by rights of survivorship in Dorothy K. Allen. Dorothy K. Allen died intestate on April 21, 1990 and all of her right, title, and interest in the property having vested in Dorothy K. Allen's heirs-at-law, being namely Fred A. Allen, III as to a one-half (1/2) undivided interest and John K. Allen as to a one-half (1/2) undivided interest. Fred III died intestate on August 6, 2008 and his one-half (1/2) undivided interest in the property having vested in his heirs-at-law, Carol Allen as to a one-fourth (1/4) undivided interest and Angela Allen as to a one-fourth (1/4) undivided interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20141119-0106677, Register's Office for Davidson County, TN. John K. Allen having died intestate on August 12, 2021 and his one-half (1/2) undivided interest in the property vested in his sole heir-at-law, Angela Allen, such that the owners of the property are Angela Allen as to a three-fourth (3/4) undivided interest and Carol Allen as to one-fourth (1/4) undivided interest.

This is improved property known as 899 Van Leer Drive, Nashville, Davidson County, Tennessee.

EXHIBIT B

Land in Davidson County, Tennessee, being the southerly 37 feet more or less of Lot No. 29 on the Plan of Barrow Grove, of record in Book "S", pages 279 and 697, Register's Office for said County.

Said part of said lot fronts 37 feet more or less on the easterly side of 5th Avenue South and extends back between parallel lines 177 feet more or less to an alley.

Being the same property conveyed to Fred A. Allen from John T. Mullen by deed of record in Book 4104, page 651 in the Register's Office for Davidson County, Tennessee. Fred A. Allen having died intestate on August 31, 1982 and all right, title, and interest in the property vested by intestacy in Dorothy K. Allen as to a one-third (1/3) undivided interest, Fred A. Allen III as to a one-third (1/3) undivided interest and John K. Allen as to a one-third (1/3) undivided interest. Dorothy K. Allen died intestate on April 21, 1990 and all of her right, title, and interest in the property having vested in Dorothy K. Allen's heirs-at-law, being namely Fred A. Allen, III as to a one-half (1/2) undivided interest and John K. Allen as to a one-half (1/2) undivided interest. Fred III died intestate on August 6, 2008 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property having vested in his heirs-at-law, Carol Allen as to a one-fourth (1/4) undivided interest and Angela Allen as to a one-fourth (1/4) undivided interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20141119-0106677, Register's Office for Davidson County, TN. John K. Allen died intestate on August 12, 2021 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property vested in his sole heir-at-law, Angela Allen, such that the owners of the property are Angela Allen as to a three-fourth (3/4) interest and Carol Allen as to one-fourth (1/4) interest.

This is improved property known as 512 and 514 Rep John Lewis Way South, Nashville, Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 December 30 2021

Affiant Signature

Date: January 11, 2022

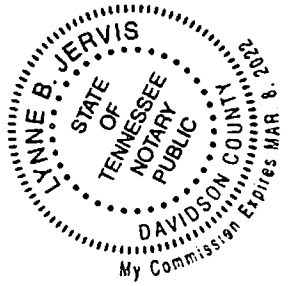
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of January, 2022.

Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal



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