Karen Johnson Davidson County
Batch# 794795 AFFIDAVITH
01/25/2022 10:05:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220125-0008924

THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, Suite 208
Franklin, TN 37067

OWNER: Jennifer Nichole Nesbitt

Map & Parcel No.: 071-12-0-003.00
1710 Lischey Ave.
Nashville, TN 37207

SEND TAX NOTICE TO: Jennifer Nichole Nesbitt
1970 Driftwood Circle
El Dorado Hills, CA 95762

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Debra Kendall, residing at 1502 Ordway PL Nashville TN 37206 (relationship) friend of Eric Duane Dennis, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On May 13, 2021, Eric Duane Dennis (the "Decedent") died at Nashville, Davidson County, Tennessee. His death certificate is attached.

3. At the time of Decedent's death, he resided at **1710 Lischey Ave., Nashville, TN 37207.**

4. Decedent died intestate.

5. At the time of his death Eric Duane Dennis owned a 100% interest in the following described property:

   Being the northerly 50 feet of Lot No. 9 on the map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

   Said part of Lot No. 9 fronts 50 feet on the westerly side of North Fourth Street, formerly Lischey Avenue, and runs back between parallel lines, with the southerly margin of Edith Avenue, 165 feet to an alley.

Being the same property conveyed to Eric Dennis from Harvey P. Whitaker and wife, Mildred H. Whitaker, by Warranty Deed dated August 15, 2003, and filed on August 26, 2003, Instrument No. 20030826-0123729, Register's Office for **Davidson County, Tennessee.**

This property known as **1710 Lischey Ave., Nashville, TN 37207.**

6. The Decedent was unmarried, had no children, and his parents predeceased him. The Decedent had one sibling, Jennifer Nichole Nesbitt, who survived him.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Jennifer Nichole Nesbitt – 100%.

Signed this 2nd day of November, 2021.

Debra Kendall

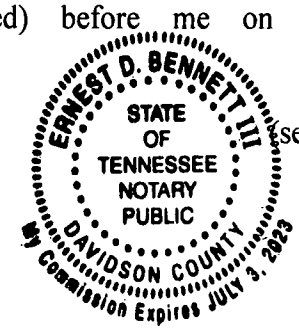
Debra Kendall, Affiant

State of TENNESSEE)

County of DAVIDSON)

Signed and sworn (or affirmed) before me on November 2, 2021 by Debra Kendall.

Notary Public (seal)



My Commission Expires: 7/3/23

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.