This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 799540 AFFIDAVIT
02/03/2022 08:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220203-0012714

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Scott Pillar of Davidson County Tennessee, being first duly sworn on oath, state that I am of lawful age, and I offer this Affidavit of Heirship based upon my personal knowledge. Pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following information about the family history of William Alfred Evans, Nicole Evans Nichols, Judith K. Evans (Pierson), and Douglas Frederick Evans:

1. Affiant is a resident of Davidson County, in the State of Tennessee.

2. William Alfred Evans, deceased ("William Evans"), died on May 13, 2010 and was a resident of Davidson County, Tennessee.

3. William Evans resided at 2637 Mossdale Drive, Nashville, TN 37217 (the "Property"), which was his residence and homestead at the time of his death.

4. Affiant is familiar with the William Evans family history because he is the son of Mary Pillar and has lived next door to the Evans' his entire life and his parents were the longtime neighbors and family friends of Judith K. Evans (Pierson) and William Evans.

5. Affiant further states that William Evans and Judith K. Evans were married continuously from the date that they acquired the Property as Husband and Wife, July 23, 1973, until his death on May 13, 2010.

6. William Evans was survived by the following heirs:

Name:	**Relationship:**
Judith K. Evans	Spouse
Douglas Frederick Evans	Son
Nicole Evans Nichols	Daughter

7. William Evans had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

8. Nicole Evans Nichols, deceased (Nicole Nichols), died on May 23, 2015, and was a resident of Davidson County, Tennessee.

9. Nicole Nichols resided at 2637 Mossdale Drive, Nashville, TN 37217, which was her residence and homestead at the time of her death.

10. Affiant is familiar with the family history of Nicole Nichols because he has known Nicole Nichols most of her lifetime.

11. Affiant further states that Nichol Nichols was survived by the following heirs:

Name:	Relationship:
Steve Nichols	Husband
Stephen Justin Nichols	Son

12. Nicole Nichols had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

13. Nicole Nichols was also survived by her Mother, Judith K. Evans.

14. Judith K. Evans, deceased, died on July 15, 2015.

15. Judith K. Evans resided at 2637 Mossdale Drive, Nashville, TN 37217, which was her residence and homestead at the time of her death.

16. Judith K. Evans was unmarried at the time of her death.

17. Judith K. Evans was survived by the following heirs:

Name:	Relationship:
Douglas Frederick Evans	Son
Stephen Justin Nichols	Grandson

18. Judith K. Evans' daughter, Nicole Evans Nichols, preceded her in death.

19. Judith K. Evans had no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

20. To the best of Affiant's knowledge, Douglas Frederick Evans, the sole surviving child of William Evans and Judith K. Evans, died on or about December 8, 2017, in The Dalles, Oregon.

21. Douglas Frederick Evans was unmarried at the time of his death, and had no children, born or adopted, during his lifetime.

22. Douglas Frederick Evans was survived by the following heirs:

Name:	Relationship:
Stephen Justin Nichols	Nephew

23. Affiant is aware of these facts because he is the son of Mary Pillar longtime neighbors and friends of over 40 years, knew William Evans throughout his marriage to Judith K. Evans,

and knew Nicole Evans Nichols and Douglas Frederick Evans for the majority of their lives, and has known Stephen Justin Evans for his entire life.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at 2637 Mossdale Drive, Nashville, TN 37217, in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to T.C.A. § 30-2-712, et seq., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

[Signature Page Follows]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

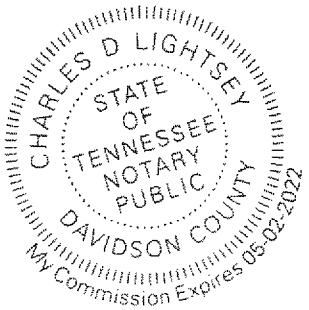
I, Scott Pillar, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Scott Pillar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Scott Pillar, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this Affidavit of Heirship for the purposes therein contained.

WITNESS my hand, at office, this 17th day of January, 2022.



Notary Public
My Commission Expires: 5/2/22

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 597 on the Plan of Section 13, Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 597 fronts 83.49 feet on the Westerly margin of Mossdale Drive and extends back 144.83 feet on the Northerly line and 140.14 feet on the Southerly line to a dead line in the rear measuring 75.05 feet thereon.

Being the same property conveyed to William A. Evans and wife, Judith K. Evans, by Warranty Deed from Connie Strength and wife, Virginia S. Strength, of record in Book 4676, Page 139, in the Register's Office of Davidson County, Tennessee, dated January 23, 1973 and recorded on January 26, 1973. The said William Alfred Evans being deceased as of May 13, 2010. The said Judith Evans being deceased as of July 15, 2015.

Certificate of Authenticity

I, CHERYL DILLON, do hereby make oath that I am 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 January 21, 2022.

Affiant Signature

January 21, 2022
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of January, 2022.

Notary's Signature
My Commission Expires: 1/16-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal