Karen Johnson Davidson County
Batch# 806928 AFFIDAVITH
02/16/2022 02:39:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220216-0018194

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Iva McHaney-Jackson, Charles E. McClain, Jr., Sherri L. Johnson, Kiwanis McClain Jackson, Eugene McClain & Shelia McClain
1812 Hailey Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
092 08 0 092.00

AFFIDAVIT OF HEIRSHIP

The undersigned, **GWENDOLYN AIKENS** and **ALVIN WASHINGTON**, being duly sworn, depose and state:

1. That I, **GWENDOLYN AIKENS,** am an adult citizen and resident of Davidson County, Tennessee, and knew **CHARLES E. McCLAIN, SR.** for more than 30 years prior to his death as a family friend.

2. That I, **ALVIN WASHINGTON**, am an adult citizen and resident of Davidson County, Tennessee, and knew **CHARLES E. McCLAIN, SR.** for more than 45 years prior to his death as a family friend.

3. That **CHARLES E. McCLAIN, SR.** died on the 1st day of December, 2020, at the age of 91, without a Will.

4. That **CHARLES E. McCLAIN, SR.** left no debts at his death that have not been satisfied.

5. That **CHARLES E. McCLAIN, SR.** left the following individuals as his heirs-at-law at his death being his children:

Iva McHaney-Jackson; daughter, age 21+, 1812 Hailey Avenue, Nashville, TN 37218

Charles E. McClain, Jr.; son, age 21+, 511 Dr. D.B. Todd, Jr. Boulevard, Nashville, TN 37203

Sherri L. Johnson; daughter, age 21+, 3003A Cliff Drive, Nashville, TN 37218

Kiwanis McClain Jackson; daughter, age 21+, 127 Susan Street. Clarksville, TN 37042

Eugene McClain; son, age 21+, 837 Claiborne Street, Nashville, TN 37210

Shelia McClain; daughter, age 21+, 2417 Inga Street, Nashville, TN 37206

6. That **CHARLES E. McCLAIN, SR.** owned the following described real estate at his death located in Davidson County, Tennessee and known as 511 Dr. D.B. Todd, Jr. Boulevard, Nashville, Tennessee 37203, being described as follows to wit:

BEING Lot No. 27 on the Plat of the Power Property as of record in Book 421, Page 65, Registers office for said County.

SAID Lot No. 27 fronts 51.6 feet on the westerly side of 18th Avenue North, and runs back westwardly 135 feet on the northerly line and 148 feet on the southerly line to the easterly margin of an alley, on which it measures 50 feet.

BEING the same property conveyed to Charles McClain by deed from James McClain, Ida McClain, Richard McClain, Jr., William McClain, Morris McClain and Clara McClain, of record in Book 4235, Page 773, Register's Office for Davidson County, Tennessee.

7. That **CHARLES E. McCLAIN, SR.** is one and that same person as Charles McClain described as grantor in the above referenced property description.

8. **AND** further AFFIANTS saith not.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

GWENDOLYN AIKENS, Affiant

SWORN TO and **SUBSCRIBED** before me on this 12th day of February 2022.

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 09/08/2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ALVIN WASHINGTON, Affiant

SWORN to and SUBSCRIBED before me on this 12th day of February, 2022.

NOTARY PUBLIC My Commission Expires: 09/08/2025

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY