Karen Johnson Davidson County
Batch# 808847 AFFIDAVITH
02/22/2022 09:33:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220222-0019678

This Instrument Prepared By:

Andrea P. Perry
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the affiant, Richard A. Lewis, Sr., being first duly sworn according to law, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Mary Love (the "decedent"), a resident of Davidson County, Tennessee, who was unmarried at the time of her death, died intestate on March 13, 1996.

2. The decedent was married to Harold M. Love, Sr. until his death on March 13, 1996.

3. To the best of affiant's knowledge, decedent did not receive any benefits from the Bureau of Tenncare or any other state assistance for nursing facility services and/or home and community based services.

4. Under the laws of descent and distribution in the State of Tennessee, the decedent's estate passes to her children equally.

5. The decedent had five (5) children born to her – her daughter, Chrystal L. Cunningham, her daughter, Candyce A. Love, her daughter, Cheryl Love, her daughter, Caralyn A. Love and her son, Harold M. Love, Jr.

6. Title to the Property is vested as follows (collectively, the "Heirs"): [i] 1/5 in Chrysal L. Cunningham; [ii] 1/5 in Candyce A. Love; [iii], 1/5 in Cheryl Love; [iv] 1/5 in Caralyn A. Love; and [v] 1/5 in Harold M. Love, Jr.

7. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in the residuary beneficiaries of a certain improved tract or parcel of real property located at 2706 Vance Avenue, Nashville, Davidson County, Tennessee, as more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 82 fronts 55 feet on the northerly side of Vance Avenue and extends back 149.2 feet on the easterly line and 139.5 feet on the westerly line to a dead line, measuring 55.5 feet thereon.

Being the same property conveyed to Harold M. Love and wife, Mary Alice Love, by deed, of record in Book 2957, page 106, said Register's Office. The said Harold M. Love died on March 13, 1996, thereby vesting title in Mary Love as surviving tenant by the entirety. The said Mary Love died intestate on March 9, 2014, thereby vesting title in the Heirs.

Further, affiant saith not.

Dated this 18 day of February, 2022.

AFFIANT:

Richard A. Lewis, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Richard A. Lewis, Sr., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who delivered the foregoing instrument for the purposes therein contained as his own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 18th day of February, 2022.

Ina M. Maddix

Notary Public

My commission expires May 7, 2024

