Karen Johnson Davidson County
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This instrument was prepared by:

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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, **John R. Rich** ("John"), being first duly sworn according to law, state that I am an adult, and I further depose and state as follows:

1. I have personal knowledge of all facts and statements made herein and knew known **Grace Helen Brown** ("Helen") well for a number of years.

2. At the time of her death on March 29, 2017, Helen was a resident of Nashville, Davidson County, Tennessee, and was married to Clyde L. Brown ("Clyde").

3. Helen died without having a Will, and her intestate estate was administered as Case No. 17P-632 in the Circuit Court for Davidson County, Tennessee (Probate Division). Neither she nor her estate had any unpaid creditors, as all of her debts were paid.

4. Jessica L. Rich is Helen's only child. Jessica was the only child born to or adopted by Helen at any time during Helen's lifetime.

5. Clyde, as Helen's surviving husband, and Jessica, as Helen's sole child, are Helen's sole heirs. Their being her sole heirs (heirs-at-law) is stated further in the Petition to Open Intestate Estate filed in Case No. 17P-632 (referenced above).

6. At her death, Helen owned certain parcels or tracts of land in Davidson County, Tennessee, which are described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

7. While the Property is more fully described on Exhibit A, it consists in general of Parcel 102 on Davidson County Tax Map 117-1 (which is improved property known as 708 Lynnbrook Road, Nashville, Tennessee 37215), Parcel 141 on Davidson County Tax Map 117-1 (which is unimproved property known as 609 Bowling Avenue, Nashville, Tennessee 37215), and Parcel 143 on Davidson County Tax Map 117-1 (which is improved property known as 3605 Woodlawn Drive, Nashville, Tennessee 37215).

8. Upon her death, all of Helen's interest in the Property passed to and vested in Clyde and Jessica equally.

9. At the time of giving this Affidavit, Clyde and Jessica remain the sole owners, in equal shares, of the Property.

10. I am not an heir-at-law of Helen or a beneficiary of her estate.

11. This Affidavit is freely given to establish and reflect the heirship and ownership of the Property.

Further, Affiant saith not.

JOHN R. RICH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John R. Rich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who swore to and subscribed to the foregoing, and who further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2022.

Notary Public

My commission expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

EXHIBIT A

Property Description

TRACT 1

Certain real property in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 6 on the Plan of Colonial Estates, not of record, described according to a survey made by W. W. Turner Co., Engineers, August 17, 1948, as follows:

Beginning at an iron pin in the easterly margin of Lynnbrook Road at the corner of Lots Nos. 5 and 6, being the northeast corner of property conveyed to Chrystine A. Wilson by deed from Russell of record in Book 3372, page 490, R.O.D.C.T.; thence with the line between said two lots and the northerly line of the Wilson property North 85° 64' East 510 feet to an iron pin in the west line of Lot No. 2; thence along the line between Lot No. 6 and Lots Nos. 1 and 2 North 4° West 200 feet to an iron pin at the corner of Lots Nos. 6 and 7, being the southeast corner of the property conveyed to J. Fred Hathcock, Jr. by deed of record in Book 1638, page 283, R.O.D.C.T.; thence with the line between said two lots and Hathcock's southerly line South 85° 42' West 484.5 feet to an iron pin in the easterly margin of Lynnbrook Road; thence with said road South 3° 15' West 200 feet to the beginning.

Together with an easement appurtenant thereto as set out in the deed from the C. B. Ragland Company to Hill and wife, of record in Book 1684, page 573, R.O.D.C.T. which reads in part: "There is reserved across the above described property an easement for an opening of a drain pipe in the present stone retaining wall on the north line of Lot No. 5 which is 110 feet, more or less, from the northwest corner of said lot, and also an easement for an 8 inch buried clay pipe drain beginning in the north line of said Lot No. 5, 125 feet, more or less, from the northwest corner thereof, and extending in a southeasterly direction about 200 feet.

Being the same property conveyed to Clyde L. Brown and wife, Grace Helen Brown, by deed from First American National Bank of Nashville, Co-Executor and Trustee, and Joseph G. Cummings, Co-Executor of the Estate of Evelyn L. Price, deceased, by deed of record in Book 6374, page 154, Register's Office for Davidson County, Tennessee. The said Clyde L. Brown and wife, Grace Helen Brown, subsequently quitclaimed the property to Jack W. Robinson, Sr., Trustee, who thereupon quitclaimed it solely to Grace Helen Brown, all in deed of record as Instrument Number 20060525-0061863, Register's Office for Davidson County, Tennessee. Grace Helen Brown subsequently died on March 29, 2017, whereupon title to the property thereupon vested equally in her two sole heirs, Clyde L. Brown and Jessica L. Rich, as tenants-in-common.

TRACT 2

Certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 4 on the Plan of the Glasgow Home Place, of record in Book 3500, page 112, Register's Office for said County.

Said Lot No. 2 fronts 117 feet on the westerly side of Bowling Avenue and extends back 276 feet on the northerly line and 279.6 feet on the southerly line to a dead line in the rear, measuring 117.7 feet thereon.

Said Lot No. 4 fronts 172 feet on the southerly side of Woodlawn Avenue and extends back 417.7 feet on the easterly line and 425 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 200 feet thereon.

Being part of the same property conveyed to Clyde L. Brown by deed from Hugh D. Claughton and wife, Ann Claughton, of record in Book 3968, page 528, Register's Office for Davidson County, Tennessee. The said Clyde L. Brown having subsequently quitclaimed the subject property to Grace Helen Brown by deed of record as Instrument Number 20060525-0061862, Register's Office for Davidson County, Tennessee. Grace Helen Brown subsequently died on March 29, 2017, whereupon the subject property therein vested equally in her two sole heirs, Clyde L. Brown and Jessica L. Rich, as tenants-in-common.

True Copy Certification

I, Jack Robinson, Jr., 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 February 18, 2022.

Affiant Signature

Date: February 18, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025