Karen Johnson Davidson County
Batch# 821200 AFFIDAVITH
03/14/2022 08:46:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220314-0029132

Tax Information:
Parcel ID: Map 95-6
Parcel 004

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

AFFIDAVIT OF INHERITANCE

I, Martha Ann Williams, the undersigned, of Davidson County, Tennessee, being first duly sworn, depose and say to the best of my knowledge and belief:

(1) I am an adult and reside at 2119 Lebanon Pike, Nashville, Tennessee 37210. Send property tax bills to Martha Williams at my address.

(2) My grandfather, Benjamin Jobe Edwards, and my grandmother, Lorena Edwards, are the current owners of record certain unimproved real property located on Lebanon Pike, Nashville, Davidson County, Tennessee, (the "Property") and described as follows:

Land lying in Davidson County, Tennessee and being more particularly described as follows:

A tract of land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, on the southerly side of Lebanon Pike and west of Mill Creek, described as follows:

BEGINNING in the center of said Pike, opposite the center of a 30 foot avenue the corner of a tract of land formerly owned by A. J. Green; thence with the center of said avenue, south 52° east 90.4 poles to the center of Mill Creek; thence down the center of said creek as follows: North 46° east 10 poles, north 52° east 22 poles, north 65° east 20 poles, north 60° east 12 poles, north 34° east 7 poles, north 8 poles, north 44° west 10 poles to a point opposite a locust tree, continuing same course 2 poles north 68° west 7 poles, north 50° west 8 poles, north 61° west 52 poles, north 88° west 26 poles, North 34° west 10 poles, west 20 poles with the center of said Pike; thence south 17° west 4.24 poles, continuing with the center of said Pike, south 30° west 8 poles, south 38° west passing a locust, the corner of the Mill tract, at 7.46 poles, in all 24 poles to the beginning, containing 42 acres, more or less.

BEING the same land conveyed to B. J. Edwards (deceased), being one and the same as Benjamin Jobe Edwards, and wife, Lorena Edwards, from W. M. Fugue, by Warranty Deed, of record in Deed Book 1577, Page 213, in the Register's Office for Davidson County, Tennessee.

THIS is unimproved property located on Lebanon Pike, Nashville, Tennessee 37210

(3) My grandmother, Lorena Edwards, died on April 25, 1970, and her interest in the Property passed to my grandfather, Benjamin Jobe Edwards, by operation of law.

(4) My grandfather, Benjamin Jobe Edwards, died on March 3, 1973.

(5) My father, Benjamin James Edwards was the only child of my grandparents.

(6) My mother, Martha T. Edwards, died February 24, 2005, and her interest in the Property passed to my father, Benjamin James Edwards, by operation of law.

(7) My father, Benjamin James Edwards, died on August 8, 2007.

(8) I am the only child and sole surviving heir of Benjamin James Edwards and Martha T. Edwards.

(9) In accordance with the laws of descent and distribution of the State of Tennessee, I received the Property as my sole Property by operation of law.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her respective name.

March 8, 2022
Date

Martha Ann Williams
Martha Ann Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Martha Ann Williams, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of March, 2022.

S White
NOTARY PUBLIC

My Commission Expires: 7/9/24

SONYA D. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024