Karen Johnson Davidson County
Batch# 821200 AFFIDAVITH
03/14/2022 08:46:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220314-0029133

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.

(2) My father, Benjamin James Edwards, and my mother, Martha T. Edwards, are the current owners of record certain improved real property located on Lebanon Road, Nashville, Davidson County, Tennessee, (the "Property") and described as follows:

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

Beginning at a point in the easterly margin of Lebanon Pike (Hwy 70N), said point being Alfred L. Tompkins northwesterly corner, as of record in Book 508, Page 66, R.O.D.C.; thence with the easterly margin of Lebanon Pike North 35°15'00" East, 427.00 feet to a point; thence leaving said margin South 52°00'00" East, 1,326 feet to a point; thence South 35°15'00" West, 427.00 feet to a point; thence North 52°00'00" West, passing Tompkin's northeasterly corner and continuing with his northerly line, a total distance of 1,326.00 feet to the point of beginning and containing 12.98 acres, more or less.

Being the same property conveyed to Benjamin James Edwards and wife, Martha T. Edwards by double quitclaim deed from Dewey W. Pedigo, Trustee to create a tenancy by the entireties, of record in Book 9165, page 610 in the Register's Office for Davidson County, Tennessee.

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

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

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

(6) 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