Karen Johnson Davidson County
Batch# 839213 AFFIDAVITH
04/13/2022 01:50:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220413-0043074

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, Krishonda Glenn, being first duly sworn according to law, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Jannie B. Drake (the "decedent"), a resident of Davidson County, Tennessee, who was not married at the time of her death, died intestate on February 22, 2022.

2. 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.

3. The decedent owned the real property located at 3308 Old Hydes Ferry Road, Nashville, Tennessee 37218 with Carlos A. Dotson as tenants in common with rights of survivorship, as evidenced in that certain Quitclaim Deed, of record in Instrument No. 20170706-0068044, Register's Office for Davidson County, Tennessee (the "Deed").

4. Upon the decedent's death, the decedent's interest in the Property passed in accordance with the terms of the Deed rather than the laws of intestate succession, to her son, Carlos A. Dotson.

5. As a result, title to the Property is vested solely in Carlos A. Dotson.

6. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title to Carlos A. Dotson of that certain improved tract or parcel of real property located at 3308 Old Hydes Ferry Road, Nashville, Davidson County, Tennessee 37218, as more particularly described as follows (the "Property"):

Being Lot No. 6 on the plan of Waukee Heights, of record in Book 2083, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 6 fronts 83 feet on the northeasterly side of Old Hydes Ferry Road, and extends back 190.6 feet on the northwesterly line and 157.2 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measure 94.4 feet.

Being the same property conveyed to Jannie B. Drake and Carlos A. Dotson, by deed, of record in Instrument 20170706-0068044, Register's Office for Davidson County, Tennessee.

This is improved property known as 3308 Old Hydes Ferry Road, Nashville, Tennessee 37218.

Further, affiant saith not.

Dated this 11 day of April, 2022.

AFFIANT:

Krishonda Glenn

Krishonda Glenn

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 Krishonda Glenn, 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 her 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 11 day of April, 2022.

Linda P Scott-Williams
Notary Public

LINDA P SCOTT-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires: 3-3-2026