Karen Johnson Davidson County
Batch# 844048 AFFIDAVITH
04/21/2022 04:07:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220421-0046465

This instrument prepared by:

Michael G. Hoskins, Esq.
Law Office of Michael G. Hoskins, P.C.
3200 West End Ave., Ste. 500
Nashville, TN 37203
(615) 783-1757

GRANTEE: Helen Marie Stackhouse

SEND TAX NOTICES TO: 1405 Rosedale Avenue, Nashville, TN 37207

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn, deposes and states:

1. My full name is HELEN MARIE STACKHOUSE.

2. I reside at 3301 Creekwood Dr. Apt. Q126, Nashville, Tennessee 37207.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On June 16, 1987, my father, HENRY P. ROSE ("Decedent") died in Davidson County, Tennessee, while owning an interest in real property located in said County and State.

5. The real property to which this Affidavit applies is located at 725 26th Avenue North, Nashville, Tennessee 37208, more fully described as:

Being Lot No. 47 and the southerly thirty feet of lot No. 48 on the map of Buchi's subdivision of lot No. 20 McNair Subdivision, as of record in Book No. 421, page 66, of the Register's Office of Davidson County, Tennessee. Said lot and part of lot adjoin and front together eighty feet on the westerly side of Buchi Avenue (now 26th Avenue, North) and extend back westerly between parallel lines 153-1/3 feet, more or less, to an alley, being the same property conveyed to Bransford Realty Company by deed from Dick Lindsey, County Court Clerk, recorded in Book 795, page 49; and from Bansford Stone, Trustee, recorded in Book 777, page 300, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Robert Jackson and wife Cora Jackson by deed from Bransford Realty Company of record in Book 917, page 117, Register's Office for Davidson County, Tennessee. The said Robert Jackson having pre-deceased Cora Jackson who is now deceased.

Further being the same property willed by Cora Jackson to Henry P. Rose in Will Book 98, page 34, Probate Court of Davidson County, the said Henry P. Rose now being deceased having died intestate and survived by his spouse Ella Mai Rose, a son James Edward Rose and a daughter Helen Marie Stackhouse.

Further being the same property deeded by Ella Mai Rose and James Edward Rose to Ella Mai Rose of record in Book 10087, page 578, of the Register's Office of Davidson County, Tennessee.

Further being the same property deeded by Ella Mai Rose to Wayne Parker of record in the Davidson County Register of Deeds at Instrument No. 20110602-0041971.

6. At the time of Decedent's death he was 83 years of age and resided at 135 Charles E. Davis Blvd., Nashville, TN 37210.

7. Decedent left surviving the following persons, as heirs or persons otherwise interested in the estate:

a. Surviving Spouse: Ella Mai Rose
b. Surviving Children: (2)

Helen Marie Stackhouse
3301 Creekwood Dr. Apt. Q126
Nashville, Tennessee 37207

James Edward Rose (now Deceased)

c. Surviving Descendants of Deceased Children: (none who take by representation as James Edward Rose conveyed his interest in the property to Ella Mai Rose during his lifetime, as of record in Book 10087, page 578, of the Register's Office of Davidson County, Tennessee).

d. Parents: PREDECEASED.

8. Decedent did not leave a will and died intestate. Pursuant to Tennessee's laws of intestate succession, his heirs at law were Ella Mai Rose, James Edward Rose and Helen Marie Stackhouse, as equal 1/3 tenants-in-common.

Helen M Stackhouse
Affiant's Signature
Helen M Stackhouse
HELEN MARIE STACKHOUSE
(Print Name)

NOTARY VERIFICATION

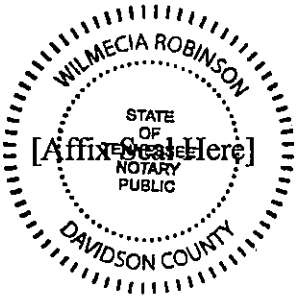
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of April, 2022, before me personally appeared HELEN MARIE STACKHOUSE, to me personally known, who after being duly sworn by me, on oath did say that the contents of the foregoing Affidavit of Heirship are true and correct, and did sign and print her name above intending to be legally bound thereto.

Wilmecia Robinson
Notary Signature

Wilmecia Robinson
Print Name

My Commission Expires: 3/3/2026



[Affix Seal Here]