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Nashville, TN 37201

This Instrument Prepared By:
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365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 865313 AFFIDAVITH
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AFFIDAVIT AS TO HEIRS
Of
JAMES CHARLES EDWARDS
Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of May, 2022, before me personally appeared Thomas W. Edwards, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Thomas W. Edwards is over eighteen (18) years of age, resides at 5670 Saundersville Road, Mt. Juliet, Tn 37122 and has been familiar with the family history a cousin, for over 60 years, of JAMES CHARLES EDWARDS, deceased, who had interest/the owner of the following property:

Land in Davidson County, Tennessee being part of tract No. 17 on the Subdivision of Nashville Industrial Corporation at Old Hickory, Tennessee, as of record in Book 1130, Page 46, Register's Office for said County, described according to a survey made by S. M. McMurray Company, July 6, 1948, as follows:

Beginning on the southerly margin of a 50 foot road 199 feet west of the east side of Rayon Drive; thence with the margin of said road north 50° 07' west 200 feet to an iron pin; thence south 37° 17' east 204.5 feet to an iron pin; thence north 40° 28' east 913 feet to the southerly margin of a 50 foot road the point of beginning, containing 4.07 acres, more or less.

Being the same property conveyed by deed from C. C. Edwards to Inez B. Edwards,tenants by the entirety, dated January 14, 1963 and recorded January 16, 1963, of record in Book 3501, page 439, Register's Office for Davidson County, Tennessee. C.C. Edwards having since November 13, 1979, vesting his interest to his wife, Inez B. Edwards.

Inez B. Edwards having died testate November 19, 2009 and pursuant to her Last Will and Testament filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-1724, devised the subject property to her son James Charles Edwards.

James C. Edwards died intestate January 31, 2019 vesting the subject property to his heirs at law, Nancy C. Edwards, Margaret Joan Edwards Ussery, and Matthew Cathey Edwards.

Margaret Joan Ussery Edwards having since died testate, on May 17, 2020 and pursuant to her Last Will and Testament filed of record in Sumner County, Tennessee Chancery Court, Docket No. 2020-PR605, devised real property to Billy F. Ussery, her husband.

Billy F. Ussery having since died testate on December 31, 2021 and pursuant to his Last Will and Testament filed of record in Sumner County Chancery Court, Docket No. 2021-PR113, devisees said

interest to his children, Karen Jo Ussery Whittle and Carolyn Foster Ussery McCaig n/k/a Carolyn Foster Ussery Campbell.

And Thomas W. Edwards further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

a.	Siblings	
	Nancy Carolyn Edwards-Half Sister	4200 West End Avnue Apt 404 Nashville, TN 37205
	Margaret Joan Edwards Ussery-Half Sister DoD	200 Pecan Court Gallatin, TN 37066
	Cola La Vern Edwards- Brother half	Pre-Deceased December 1, 2015
b.	Children of Deceased Sibling	
	Matthew Cathey Edwards - Son	600 Kempton Road Knoxville, TN 37909

And Affiant further states that said DECEASED left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following: Names of minors: NONE

Thomas W Edwards

Thomas W. Edwards

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Thomas W. Edwards, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 2-1-2023

DEREK D DOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY