Karen Johnson Davidson County
Batch# 867669 AFFIDAVITH
06/06/2022 12:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220606-0064753

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Shaun Tillman, being first duly sworn according to law, being of lawful age and a resident of Nashville, Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Harold Elvin Bush, also known as Harold E. Bush, (the "decedent") died November 26, 2020.

2. The decedent died without a surviving spouse.

3. The decedent died with four surviving issue, his children, Lolita Esaw, Joseph Melvin Bush, Harold Sean Bush and Ashley Sherrie Bush. The decedent never had or adopted any other children.

4. Accordingly, the heirs-at-law of the decedent are Lolita Esaw, Joseph Melvin Bush, Harold Sean Bush and Ashley Sherrie Bush, all of whom are adults.

5. At the time of his death, the decedent owned real property located at 3998 Taylor Road, Nashville, Tennessee, Davidson County Tax Map 147 08 0, Parcel No. 173.00, and being more particularly described in deed of record as Instrument No. 20021112-0139595, Register's

Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto.

6. This affidavit will confirm the vesting of title to the real property located at 3998 Taylor Road, Nashville, Davidson County, Tennessee, after the death of Harold Elvin Bush, in his heirs-at-law, Lolita Esaw, Joseph Melvin Bush, Harold Sean Bush and Ashley Sherrie Bush, in equal shares as tenants in common.

Further, affiant saith not.

Dated this 24th day of MARCH, 2022.

SIGNATURE

Shaun Tillery

PRINT NAME

Subscribed and sworn to before me this 24th day of MARCH, 2022.

Notary Public

My Commission Expires: July 7, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Shaun Tillery, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.

My Commission Expires: July 7, 2025

Notary Public

KEVIN D. SYKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Prairy
487

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $10,500.00

Harold E. Bush
Affiant

Subscribed and sworn to before me, this 8th day of November, 2002.

Notary Public
My commission expires: 5/30/04

Davidson County DEEDWARR
Recvd: 11/12/02 09:55 2pgs
Fees:13.00 Taxes:38.85
20021112-0139595

Address of New Owner:	Send Tax Bills to:	Tax Information
Harold E. Bush 704 Berry Road, Apt. D-15 Nashville, TN 37204	NEW OWNER	147-08-0-173.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harold E. Bush**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Taylor Road, said point being the southwest corner of the property conveyed to Flora Maxwell, of record in Book 4475, Page 993, Register's Office for Davidson County, Tennessee; thence with the southern boundary line of the Flora Maxwell property easterly 172 feet, more or less, to the southeast corner of said Flora Maxwell property; thence southerly 68 feet, more or less, to the northeast corner of the property conveyed to Emma Ruth Maxwell of record in Book 1236, Page 544, said Register's Office; thence said Emma Ruth Maxwell's northerly boundary line westerly 178 feet, more or less, to the easterly margin of Taylor Road; thence with the same northerly 78 feet, more or less, to the beginning.

Being the same property conveyed to Flora Maxwell by deed from J. Brent Hurd, Trustee, and J. Brent Hurd, Individually, of record in Book 6053, Page 982, Register's Office for Davidson County, Tennessee. Flora Maxwell having since died. By Will of Flora Maxwell of record in Will Book 237, Page 704, Office of the Davidson County, Probate Court Clerk, subject property was devised to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell. Being also conveyed by Co-Executor's Deed from Flora Jordan Maxwell of record in Instrument No. 20011010-0110441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Taylor Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of November, 2002.

By Herschel Bruce Maxwell HIS ATT. IN FACT
Henry Chester Maxwell, Jr. by
Herschel Bruce Maxwell, His Attorney-in-Fact

Herschel Bruce Maxwell By Herschel Bruce Maxwell HER ATTY. - IN. FACT

By Herschel Bruce Maxwell HIS ATTY IN FACT
Thomas Elmore Maxwell by
Herschel Bruce Maxwell, His Attorney-in-Fact

Peggy Maxwell-Coleman by
Herschel Bruce Maxwell, Her
Attorney-in-Fact

Benjamin Bruce Maxwell
Benjamin Grover Maxwell by
Herschel Bruce Maxwell, His Attorney-in-Fact

By Herschel Bruce Maxwell
HIS ATTY - IN - FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Herschel Bruce Maxwell, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of November, 2002.

Catherine R Cass
Notary Public

My Commission expires: 5/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERSCHEL BRUCE MAXWELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes herein contained, and who further acknowledged that HE is the attorney in fact for HENRY CHESTER MAXWELL, JR., BENJAMIN GROVER MAXWELL, PEGGY MAXWELL-COLEMAN AND THOMAS ELMORE MAXWELL and that HE is authorized by THEM to execute this instrument on THEIR behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 8TH day of NOVEMBER, 2002.

Catherine R Cass
Notary Public

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 24, 2022.

06/01/2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1ST day of June, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

