THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** **1935 21st Avenue South, Ste 100** **Nashville, Tennessee 37212** **(615) 800-7096** Karen Johnson Davidson County Batch# 868143 AFFIDAVITH 06/07/2022 08:26:21 AM 11 pgs Fees: $57.00 Taxes: $0.00 20220607-0064895 **An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration for this transfer is: $0.00** Christopher Tate **AFFIANT** **Subscribed and sworn to before me, this 25th day of May 2022.** Tonia Y. Keys **NOTARY PUBLIC** **My Commission Expires:** 1.11.2026 TONIA Y. KEYS TENNESSEE NOTARY PUBLIC My Comm Exp. 1.11.2026 COUNTY OF DAVIDSON

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anthony F. Sims, et. al. **4001 Tucker Road** **Nashville, TN 37218**	**Same**	**TRACT I: 81-6339** **TRACT II: 81-6338** **TRACT III: 81-6337** **TRACT IV: 92-682** **TRACT V: 92-683** **TRACT VI: 92-684** **TRACT VII: 81-12301** **TRACT VIII: 81-6257** **TRACT IX: 81-6341**

AFFIDAVIT OF HEIRSHIP

1. My name is Christopher Tate ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I was a friend Ronald Martin (hereinafter "Decedent") and knew him for approximately eight (8) years.

3. Decedent died on December 30, 2019, as a resident of Davidson County, Tennessee.

4. The Decedent died intestate and to my knowledge, no probate estate was opened. The Decedent was sixty-nine (69) year of age at death and was unmarried. He was survived by his four children. The names and relationship of the Decedent's heirs-

at-law are as follows:

Ronterese Wiseman	Son
Jermaine Wiseman	Son
Ronnetta Gause	Daughter
Monique Sanders	Daughter

5. Pursuant to Tennessee Code Annotated §31-2-103, any interest that the Decedent had in real property would have vested equally amongst his heirs. Therefore, any ownership interest of the Decedent would have been divided as follows:

Ronterese Wiseman	1/4
Jermaine Wiseman	1/4
Ronnetta Gause	1/4
Monique Sanders	1/4

6. At the time of his death, the Decedent held interest in the following nine (9) described tracts or parcels of real property. Said properties are more particularly described as follows:

TRACT I: Map/Parcel 081 06 0339.00
2018 24th Avenue, North Nashville, TN 37208

LAND in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described as follows:

BEGINNING in the center of 24th Avenue North 132 feet south of the center of the New Bridge Road, being the southwest corner of the property conveyed to W.S. Lowry by deed from H.E. Sinkin and Wife, of record in Book 381, page 471, said Register's office; thence with the center of 24th Avenue North, southwardly 60 feet to the northwest corner of the property conveyed to C.D. Wolff and wife, by deed from H.E. Sinkin, of record in Book 411, page 24, said Register's office; thence with said Wolff's northerly line, eastwardly 136 feet to the southwest corner of the lot formerly owned by RC Gray; thence with Gray's westerly line, northwardly 60 feet to said Lawry's southeast corner; thence with said Lawry's southerly line westwardly 136 feet to the beginning

BEING the same property conveyed to Frank Reedus, Jr., by deed from Nellie Jackson, of record in book 8313, Page 744, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor,

Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2018 24th Avenue, North Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Frank Reedus, III	**1/9th**
Angela F Sims	**1/9th**
Candy Reedus	**1/9th**
Princess Reedus	**1/9th**
Carmen Moore-Minor	**1/9th**
Ronald Martin (deceased)	
Ronterese Wiseman	**1/36th**
Jermaine Wiseman	**1/36th**
Monique Sanders	**1/36th**
Ronnetta Gause	**1/36th**
Angel M. Sims	**1/9th**
Anthony F. Sims	**1/9th**
Duanna Cato	**1/9th**

TRACT II: Map/Parcel 081 06 0 338.00
2020 24th Avenue North, Nashville, TN 37208

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a point in the middle of 24th Ave. N. 132 feet south of the point where the middle of said Ave. intersects the middle of the New Bridge Road; thence east 136 feet to the west line of the property now owned by R.C. Gray; thence north with said line sixty feet to the southeast corner of the I.E. Stratton place; thence west with said Stratton's line to the middle of 24th Ave.; thence south sixty feet to the point of beginning, being part of Lot No. 16 in the plat of partition of the Nichol property as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Ida L. Boyd, Elsie Boyd Baker and Vincent H. Boyd, of record in Book 4930, page 425, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2020 24th Avenue, North Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Frank Reedus, III	**1/9th**
Angela F Sims	**1/9th**
Candy Reedus	**1/9th**
Princess Reedus	**1/9th**
Carmen Moore-Minor	**1/9th**
Ronald Martin (deceased)	
Ronterese Wiseman	**1/36th**
Jermaine Wiseman	**1/36th**
Monique Sanders	**1/36th**
Ronnetta Gause	**1/36th**
Angel M. Sims	**1/9th**
Anthony F. Sims	**1/9th**
Duanna Cato	**1/9th**

TRACT III: Map/Parcel 081 06 0 337.00
2022 24th Avenue North, Nashville, TN 37208

BEING part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book No. 31, Page 603, Register's Office for said County, further described as follows:

BEGINNING in the center of 24th Avenue, North 72 feet southerly from the center of the New Bridge Road; thence easterly 136 feet; thence northerly, parallel with said 24th Avenue, North, to the center of the New Bridge Road; thence northwesterly with the center of said Road to the center of 24th Avenue, North; thence with the center of said Avenue to the point of beginning.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Virginia A. Heatwole, Attorney-in-Fact, of record in Book 4771, Page 330, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2022 24th Avenue, North Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Frank Reedus, III	**1/9th**

Angela F Sims	1/9th
Candy Reedus	1/9th
Princess Reedus	1/9th
Carmen Moore-Minor	1/9th
Ronald Martin (deceased)	
Ronterese Wiseman	1/36th
Jermaine Wiseman	1/36th
Monique Sanders	1/36th
Ronnetta Gause	1/36th
Angel M. Sims	1/9th
Anthony F. Sims	1/9th
Duanna Cato	1/9th

TRACT IV: Map/Parcel 092 06 0 082.00
2704 Morena Street, Nashville, TN 37208

LAND in Davidson County, Tennessee, being Lot No. 275 on the Map of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

SAID Lot No. 275 fronts 50 feet on the north side of Morena Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Mary E. Cathey, of record in Book 4333, Page 829, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2704 Morena Street, North Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Frank Reedus, III	1/9th
Angela F Sims	1/9th
Candy Reedus	1/9th
Princess Reedus	1/9th
Carmen Moore-Minor	1/9th
Ronald Martin (deceased)	
Ronterese Wiseman	1/36th
Jermaine Wiseman	1/36th
Monique Sanders	1/36th
Ronnetta Gause	1/36th

Angel M. Sims	**1/9th**
Anthony F. Sims	**1/9th**
Duanna Cato	**1/9th**

TRACT V: **Map/Parcel 092 06 0 083.00**
2706 Morena Street, Nashville, TN 37208

BEING Lot No. 274, Block 13, on the Map of the Subdivision, the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 50 feet on the northerly side of Morena Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Modena O. Keith, of record in Book 5699, Page 85, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2706 Morena Street, North Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Frank Reedus, III	**1/9th**
Angela F Sims	**1/9th**
Candy Reedus	**1/9th**
Princess Reedus	**1/9th**
Carmen Moore-Minor	**1/9th**
Ronald Martin (deceased)	
Ronterese Wiseman	**1/36th**
Jermaine Wiseman	**1/36th**
Monique Sanders	**1/36th**
Ronnetta Gause	**1/36th**
Angel M. Sims	**1/9th**
Anthony F. Sims	**1/9th**
Duanna Cato	**1/9th**

TRACT VI: **Map/Parcel 092 06 0 084.00**
2708 Morena Street, Nashville, TN 37208.

LAND in Davidson County, Tennessee, being lot No. 273, on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

SAID Lot No. 273 fronts 50 feet on the northerly side of Morena Street and runs back between parallel lines 150 feet to an alley.

BEING a portion of the same property conveyed to Frank Reedus, Jr. and Grace Matthews by deed from Frank Reedus, Jr., Grace Matthews, Ellen Nesbitt and Robert Lee Nesbitt, of record in Book 7796, Page 106, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Said Grace Matthews having since died leaving Andrea Gale Anderson as her sole heir at law, as evidenced by affidavit of heirship of record in Instrument No. 20090929-0090386, Register's Office for Davidson County, Tennessee. Said Andrea Gale Anderson then conveyed her 50% interest by quitclaim deed to Anthony F. Sims in Instrument No. 20180329-0029530, Register's Office for Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2708 Morena Street, Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Individual	Relationship	Interest
Anthony F. Sims	Son	5/9th
Frank Reedus, III	Son	1/18th
Angela F Sims	Daughter	1/18th
Candy Reedus	Daughter	1/18th
Princess Reedus	Daughter	1/18th
Carmen Moore-Minor	Daughter	1/18th
Ronald Martin (deceased)	Son	
Ronterese Wiseman	Grandson	1/72nd
Jermaine Wiseman	Grandson	1/72nd
Monique Sanders	Granddaughter	1/72nd
Ronnetta Gause	Granddaughter	1/72nd
Angel M. Sims	Daughter	1/18th
Duanna Cato	Daughter	1/18th

TRACT VII: **Map/Parcel 081 12 0 301.00**
1514 10th Avenue North, Nashville, TN 37208

BEING Lot No. 243 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said county.

SAID Lot No. 243 fronts 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

BEING a portion of the same property conveyed to Frank Reedus, Jr. and Betty D. Sims, by installment deed from Phil Cohen and Gilbert Lee Cohen, of record in Book 4064, Page 243, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 1514 10th Avenue North, Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Individual	Relationship	Interest
Betty Sims		1/2
Frank Reedus, III	Son	1/18th
Angela F Sims	Daughter	1/18th
Candy Reedus	Daughter	1/18th
Princess Reedus	Daughter	1/18th
Carmen Moore-Minor	Daughter	1/18th
Ronald Martin (deceased)	Son	
Ronterese Wiseman	Grandson	1/72nd
Jermaine Wiseman	Grandson	1/72nd
Monique Sanders	Granddaughter	1/72nd
Ronnetta Gause	Granddaughter	1/72nd
Angel M. Sims	Daughter	1/18th
Anthony F. Sims	Son	1/18th
Duanna Cato	Daughter	1/18th

TRACT VIII: **Map/Parcel 081 06 0 257.00**
1818 26th Avenue North, Nashville, TN 37208

LAND in the 8th, formerly 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 19 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, described according to a survey made by George Watkins, Surveyor, May 12, 1954, as follows:

BEGINNING at an iron pin in the southwest corner of the property conveyed by Daisey E. Wright Hagey to W.C. Smith and wife, of record in Book 1036, Page 274, Register's Office for said County; thence southwardly with the westerly margin of 26th Avenue, North, 75 feet to a stake; thence eastwardly 156 feet to a stake; thence northwardly 75 feet to an iron pin; thence southwardly and with Smith's southerly line, 156.2 feet to the point of beginning.

BEING a portion of the same property conveyed to Frank Reedus, Jr. and wife, Mattie Reedus, by deed from Nannie H. Hagey, of record in Book 3927, Page 35, Register's Office for Davidson County, Tennessee. Frank Reedus, Jr. and Mattie Reedus were never married, and held property as tenants-in-common, as corrected by Affidavit of Heirship of record in Instrument No. 20090929-0090386, Register's Office for Davidson County, Tennessee. Said property was held as tenants in common.

Based upon T.C.A. §31-2-103, real property commonly known as 1818 26th Avenue North, Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Individual	Relationship	Interest
Mattie Reedus		1/2
Frank Reedus, III	Son	1/18th
Angela F Sims	Daughter	1/18th
Candy Reedus	Daughter	1/18th
Princess Reedus	Daughter	1/18th
Carmen Moore-Minor	Daughter	1/18th
Ronald Martin (deceased)	Son	
Ronterese Wiseman	Grandson	1/72nd
Jermaine Wiseman	Grandson	1/72nd
Monique Sanders	Granddaughter	1/72nd
Ronnetta Gause	Granddaughter	1/72nd
Angel M. Sims	Daughter	1/18th
Anthony F. Sims	Son	1/18th
Duanna Cato	Daughter	1/18th

TRACT IX: Map/Parcel 092 02 0 279.00
2509 Scovel Street, Nashville, TN 37208

BEING Lot No. 42 on the Map of E.T. Holeman's Subdivision of Lots 41, 42 and 43 of Boyd McNairy's Plan of record in Book 161, Page 2, Register's Office for said County.

SAID Lot No. 42 fronts 50 feet on the south of Madison Street and runs back 140 feet to Beazley Street.

BEING a portion of the same property conveyed to Frank Reedus, Jr. and Betty D. Sims, by deed from Dilla Freeman Burt, of record in Book 4037, Page 621, Register's Office for Davidson County, Tennessee.

Being the same property vesting in Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato upon the intestate death of Frank Reedus, Jr, pursuant to T.C.A §31-2-103 as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Based upon T.C.A. §31-2-103, real property commonly known as 2509 Scovel Street, Nashville, TN 37208 is vested at the time of execution of this affidavit as the following:

Individual	Relationship	Interest
Betty Sims		1/2
Frank Reedus, III	Son	1/18th
Angela F Sims	Daughter	1/18th
Candy Reedus	Daughter	1/18th
Princess Reedus	Daughter	1/18th
Carmen Moore-Minor	Daughter	1/18th
Ronald Martin (deceased)	Son	
Ronterese Wiseman	Grandson	1/72nd
Jermaine Wiseman	Grandson	1/72nd
Monique Sanders	Granddaughter	1/72nd
Ronnetta Gause	Granddaughter	1/72nd
Angel M. Sims	Daughter	1/18th
Anthony F. Sims	Son	1/18th
Duanna Cato	Daughter	1/18th

FURTHER AFFIANT SAYETH NOT.

SWORN this 25th **day of** May **2022.**

Christopher Tate

Christopher Tate

STATE OF TENNESSEE)
)
COUNTY OF Davidson **)**

Now having first been sworn, the above-named CHRISTOPHER TATE, Affiant,

appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 25th **day of** May **2022.**

Tonia Y Keys

Notary Public

My commission expires: 1.11.2026

TONIA Y. KEYS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1.11.2026
COUNTY OF DAVIDSON