THIS DOCUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 890595 AFFIDAVITH
07/18/2022 03:10:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220718-0082213

Map 118-5, Parcel 38

OWNER:

Latanya Aisha Adkins,
Michael R. Adkins,
Christopher D. Adkins
Daniel L.A. Adkins
1515 Bridgecrest Drive, Unit 107
Antioch, TN 37013

SEND TAX NOTICE TO:

Latanya Aisha Adkins
1515 Bridgecrest Drive, Unit 107
Antioch, TN 37013

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, ROBERT MCDONALD, III, residing at 1515 Bridgecrest Drive, Antioch, TN 37013, step-grandson of Cornelia R. Adkins, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On November 17, 2018, Cornelia R. Adkins (the "Decedent") died at Nashville, Davidson County, Tennessee.

3. At the time of Decedent's death, she resided at 1101 Clayton Avenue, Nashville, Tennessee 37204.

4. Decedent died intestate.

5. At the time of her death, Cornelia R. Adkins, owned a 100% interest in the following real property:

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

Being the west 20 feet of Lot No. 18 and the east 40 feet of Lot No. 19 on the Map of the Subdivision of the south part of Dr. L.G. Noel's Property, as of record in Book 547, Page 105.

Said parts of said Lots Nos. 18 and 19 adjoin and front together 60 feet on the south side of Clayton Avenue and extend back between parallel lines, 140 feet to a deadline in the rear.

Being the same property conveyed to Mrs. Cornelia R. Adkins, for her sole and separate use, from I.G. Cobham and wife, Brenda A. Cobham, by Warranty Deed, on October 14, 1967, and recorded on October 18, 1967, in Book 4182, Pages 42 – 43, Register's Office for Davidson County, Tennessee.

6. The Decedent was widowed and was the mother of two children; Michael A. Adkins and Willis F. Adkins, both of whom predeceased her. Michael A. Adkins was the father of four children, Willis F. Adkins died without issue. The heirs at law are the following:

Latanya Aisha Adkins
1515 Bridgecrest Drive
Unit 107
Antioch, TN 37013

Michael R. Adkins
5852 Monroe Crossing
Antioch, TN 37013

Christopher D. Adkins
5852 Monroe Crossing
Antioch, TN 37013

Daniel L.A. Adkins
Maui Beach Hotel
170 W Kaahumanu Ave.
Room 242
Maui, HI 96732

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows:

Latanya Aisha Adkins	25%
Michael R. Adkins	25%
Christopher D. Adkins	25%
Daniel L.A. Adkins	25%

This improved property known as 1101 Clayton Avenue, Nashville, Tennessee 37204.

Signed this 2nd day of June 2022.

Robert McDonald III
ROBERT MCDONALD, Affiant

State of Tennessee)

County of Davidson)

Signed and sworn (or affirmed) before me on June 2nd, 2022 by ROBERT MCDONALD, III.

Martina Solyman
Notary Public

My Commission Expires: 09/06/2022

MARTINA SOLYMAN
(seal) STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.