Karen Johnson Davidson County
Batch# 892288 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
20220721-0083791

This instrument prepared by:
NOTESTINE LAW FIRM
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AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Regina A. Fitzer, being first duly sworn, deposes and states, under oath as follows:

A. Benjamin Grover Maxwell, Sr. owned certain parcels of real property described as and located at
   1. 4410 Providence Heights, Nashville, Tennessee 37211 (the Property).
   2. 332 Flora Maxwell Road, Nashville, Tennessee 37211 (the Property).
   3. 338 Flora Maxwell Road, Nashville, Tennessee 37211 (the Property).
   4. 344 Flora Maxwell Road, Nashville, Tennessee 37211(the Property).

B. Benjamin Grover Maxwell, Sr.. has since died on January 19th, 2021.

C. Benjamin Grover Maxwell, Sr.. died intestate. His heirs being his wife, Cordelia M. Maxwell, son, Benjamin Maxwell, Jr., and daughter Andrea Jones.

D. The interest in the below described real properties was vested upon the death of Benjamin Grover Maxwell, Sr. in his wife, Cordelia M. Maxwell, son, Benjamin Maxwell, Jr., and daughter Andrea Jones, as his heirs at law.

E. The properties owned by Benjamin Grover Maxwell, Sr.. in Davidson County are further described as:

TRACT 1

Being Lot No. 12 on the map of T. C. Cook's Re-subdivision as of record in Book 547, Page 163, Register's Office for said County.

Said Lot No. 12 fronts 51 feet on the southerly side of an unnamed street and runs back 152 feet on the easterly line and 155 feet on the westerly line to a dead line measuring 51 feet thereon.

Being the same property conveyed to Grover B. Maxwell by Substitute Trustee's Deed, of record in Book 6007, Page 724, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4410 Providence Heights, Nashville, Tennessee 37211.

TRACT 2

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 22 on the unrecorded Plan of Chester Maxwell's Subdivision, and described as follows;

Beginning at a point in the southerly margin of Flora Avenue 700 feet more or less east of the easterly margin of Nolensville Pike, being the corner of Lots No. 21 and No. 22; thence with the line between said lots, southerly 107.8 feet to a point; thence south 80 degrees 16 feet east 50.825 feet to a point; thence northerly 116.8 feet more or less to the south margin of Flora Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning. Include but exclude that part of the land hereinafter described conveyed to Davidson County for Flora Maxwell Road, of record in Book 3406, Page 246, said Register's Office.

Being the same property conveyed to Ben G. Maxwell & wife Cordelia M. Maxwell, by Warranty Deed from Alvin Eugene Ward and wife Dorothy J. Ward, of record in Book 5756, Page 315, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 332 Flora Maxwell Road, Nashville, Tennessee 37211.

TRACT 3

Land in the 5th, formerly the 7th, Civil District of said County and State, being the easterly 50 feet of lot No. 20 on the Plan of Chester Maxwell's Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7th, 1963, as follows:

Beginning on the southerly margin of Flora Avenue at the northeast corner of the property conveyed to Andrew Jordan, Jr. and wife, by deed from Chester Maxwell and wife, of record in Book 2601, Page 443, Register's Office for said County; thence with the Jordan's east line south 80 feet, more or less, to his southeast corner; thence eastwardly 50 feet, more or less, to the corner of lots No. 20 and No. 21; thence with the line between said lots northwardly 89.8 feet to the southerly margin of Flora Avenue; thence with the southerly margin of said Avenue westwardly 50 feet to the point of the beginning.

Being the same property conveyed to Ben G. Maxwell, and wife, Cordelia M. Maxwell, by Warranty Deed from Peggy Maxwell Coleman, dated February 24th, 2011, of record in Instrument 20110224-0015342, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 338 Flora Maxwell Road, Nashville, Tennessee 37211.

TRACT 4

Land in the 5th, formerly in the 7th, Civil District of said County and State, being the easterly one-half of lot No. 18 and all of lot No. 19 on the Plan of Chester Maxwell's Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the southerly margin of Flora Avenue at a point 100 feet west of the northwest corner of the property conveyed to Rosa Lee Burns, by deed from Chester Maxwell and wife, of record in Book 2343, Page 168, Register's Office for said County, being the corner of lots No. 19 and No. 201; thence with the line between said two lots southwardly 71.8 feet; thence north 80 degrees 16' west 44.4 feet; thence north 88 degrees west 56.33 feet to a point 33.33 feet east of the corner of lots No. 17 and No. 18; thence northwardly 61.8 feet, more or less, to the southerly margin of said Flora Avenue; thence with same eastwardly 100 feet to the beginning.

Being the same property conveyed to Grover B. Maxwell by Installment Deed from Chester Maxwell and wife, Flora Maxwell, of record in Book 4205, Page 840, said Register's Office for Davidson County.

This is improved property commonly known as 344 Flora Maxwell Road, Nashville, Tennessee 37211.

F. Benjamin Grover Maxwell, Sr., was also known as Grover B. Maxwell, and is one and the same person.

G. The Affiant had known Benjamin Grover Maxwell for over 62 years as Family Friend (relation).

H. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will

and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

Further the Affiant Saith Not.

Regina A Etter
Affiant Signature

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Regina Etter on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 29 day of June, 2022.

GRANNAR ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/25

Certificate of Authenticity

I, ROBERT J. NOTESTINE, do herby 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 6/29/22.

AFFIANT SIGNATURE 7/21/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of July, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY