THIS DOCUMENT PREPARED BY:

John D. Kitch, Attorney at Law
Cornelius & Collins LLP
211 Athens Way, Suite 200
Nashville, Tennessee 37219

Karen Johnson Davidson County
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

The Affiant is a citizen and resident of the State of Tennessee, residing at 9210 Sawyer Brown Road, Nashville, Tennessee, 37221, and was personally acquainted, for a period of approximately six or seven years, with, Ruth Bell Walls (the "Deceased"), who died in Davidson County, Tennessee, on or about January 16, 2007 at the age of 86 years. He prepared her Will and assisted in its execution.

The Deceased did leave a Will at the time of death, prepared by the Affiant at her request, which has not been probated because there are no creditors or assets other than this real estate, and the effect of the Will is the same as if she had died intestate.

She was widowed at the time of her death, and the following are all of the natural born or adopted children of the deceased and therefore the only heirs at law to whom the property in question vested by operation of law:

a. Gennie Maydell Conquest
b. Willie Clarence Walls
c. Peggy Sue Merrilees
d. Martha Nell Jackson
e. Jerry Kenneth Walls
f. Patricia Ann Johnson
g. Eddie Gene Walls

She had one child, Tina Walls, who predeceased her and who died with no issue of her own.

Clarence Walls (being the same person as Clarence Wall a/k/a Odell Walls) and Ruth Bell Walls (being the same person as Ruth Belle Wall), Husband and Wife, owned the property referenced in this Affidavit as tenants by the entireties. Clarence Walls predeceased Ruth Bell Walls. By virtue of having been married to Clarence Walls and owning the real estate as tenants by the entireties, Ruth Bell Walls became the fee simple owner of the property. The property is described as follows:

BEING Lot No. 123 in the Plan of Lindsley 29 acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 50 feet on the southerly line of Ordway Place, formerly Grove Avenue, and extends back on the east line 134 feet and on the west line 135.9 feet to an alley, and measures 50 feet on said alley.

This is improved property known as 1418 Ordway Place, Nashville, Tennessee.

This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to Tenn. Code Ann. § 30-2-712. Tenn. Code Ann. § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-409(a)(5) further provides that the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

JOHN D. KITCH

Personally appeared before me, the undersigned authority, the within named John D. Kitch, with whom I am personally acquainted (or who provided satisfactory proof of identity), and who, after being duly sworn, did swear, state or affirm that he had read the foregoing document for the purposes therein contained and acknowledged that it is true based on his personal knowledge.

IN WITNESS HEREOF I have hereunto set my hand and seal at my office in said county on this 22 day of July, 2022.

NOTARY PUBLIC

My commission expires: 11/06/2024.

REBECCA P. FRANCIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 July 22, 2022.

Affiant Signature

July 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

22nd day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON