THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by JAMES S. GADSDEN, II whose mailing address is 1115 Arbor Lake Blvd. Hermitage, TN 37076, and DWAYNE JENKINS whose mailing address is 1042 West Greenwood Avenue, Nashville, TN 37206.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to Tennessee Code Annotated §30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **SUE CHANDLER**.

2. **SUE CHANDLER** died **December 8, 2019**, owning a fifty percent (50%) interest in a parcel of real property located in Hermitage, Davidson County, Tennessee, as follows: **500 Schooner Cove, Hermitage, TN 37076 [MAP AND PARCEL:** 098 09 0A 050.00**].**

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 137, ON THE PLAN OF PHASE 2B LAKESHORE, OF RECORD IN PLATBOOK 7900, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> Being the same property conveyed to Samuel K. Chandler, an unmarried man and Sue P. Chandler, an unmarried woman by Warranty Deed from Kenneth L. Saefkow, an unmarried man and Samuel K. Chandler, an unmarried man, as joint tenants with right of survivorship, dated January 22, 2007 and recorded May 2, 2007, of record in Instrument Number 20070502-0052216 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 896473 **AFFIDAVITH**
08/01/2022 10:15:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220801-0087037

3. **SUE CHANDLER** was unmarried at the time of her death as her husband, **SAMUEL JONES CHANDLER, III** predeceased her on September 2, 2004.

4. The decedent was survived by one (1) adult child: **SAMUEL KEITH CHANDLER** whose address is **500 Schooner Cove, Hermitage, TN 37076.** The decedent had no children that predeceased her. As such, **SAMUEL KEITH CHANDLER** is the decedent's sole heir at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **SUE CHANDLER** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. Thus, by our own personal knowledge, we hereby swear and affirm that **SAMUEL KEITH CHANDLER** holds a 100% interest in said property. The real property is owned by said individual in fee simple referenced in Paragraph (1) above.

8. The undersigned Affiants execute this instrument in accordance with Tennessee Code Annotated §30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 25th day of July, 2022.

James S. Gadsden, II

JAMES S. GADSDEN, II

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **JAMES S. GADSDEN, II**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand and seal at office this the 25th day of July, 2022.

Notary Public

My Commission Expires: 09/08/26.

ERIN WALTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 25 day of July, 2022.

DWAYNE JENKINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **DWAYNE JENKINS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand and seal at office this the 25th day of July, 2022.

Notary Public

My Commission Expires: 09/08/25.

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY