Karen Johnson Davidson County
Batch# 910828 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220831-0098399

This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of Aug., 2022, personally appeared **Gwendolyn M. Thomas-Beasley** hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Tennessee.

2. That Affiant was personally acquainted with **Julia Otey**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a family friend.

3. At the time of Decedent's death, she was widowed and not married. Her husband, John H. Otey, predeceased her. That Decedent died on or about September 1st, 1981 and was at the time a resident of Davidson County, Tennessee.

4. That Decedent was survived by the following persons:

John H. Otey, Jr. **Son**
2701 Jefferson Street
Suite 100
Nashville, TN 37208

5. That at the time of the Decedents death, she owned certain property in Davidson County, Tennessee, namely 945 28th Avenue North, Nashville, Tennessee 37208 (*Parcel #09202003100*), and more particularly known as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 2 in the Midway Plan, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee, for which reference is hereby made for a more complete description.

Said above-described land includes a portion of property that was conveyed to the State of Tennessee of which is excluded from this conveyance.

The above-described lands are a part of the same land vested in Julia R. M. Otey, for life, with remainder to John H. Otey, as devisees under the will of John H. Otey, as of record in Will Book 73, Page 302, Davidson County Court Clerk's Office.

Being the same property conveyed to John H. Otey by deed from Martha Peebles of record in Book 1290, Page 392, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 945 28th Avenue North, Nashville, TN 37208.

6. That at the time of the Decedents death, she owned certain property in Davidson County, Tennessee, namely 2809 Albion Street, Nashville, Tennessee 37209 (*Parcel #09206003200*), and more particularly known as follows:

Being the westerly 50 feet of Lots Nos. 12, 13, and 14 on the map of Bransford Realty Company's Subdivision of the west half of block No. 2 in Midway, as of record in book 421, page 74, Register's Office for said County.

Said part of lots Nos. 12, 13, and 14 fronts 50 feet on the southerly side of Eden Avenue and runs back between parallel lines, with the easterly margin of 29th Avenue North, formerly Fern Street, 110 feet to a dead line.

Being the same property conveyed to Julia R. M. Otey, by deed from Roxanna Oldham Drew, Mary K. Oldham Howard, William R. Robertson, and Louise Lacy Denkins, of record in Book 85, Page 190, Said Register's office.

This is unimproved property known as 2809 Albion Street, Nashville, TN 37209.

7. That all persons above named are at least eighteen (18) years of age.

8. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

9. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

Gwendolyn M. Thomas Bagley

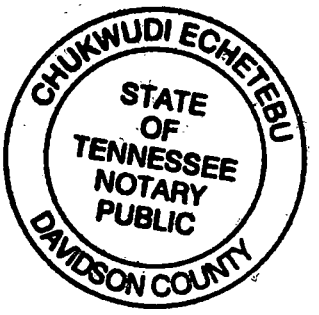
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2022.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gwendolyn M. Thomas-Beasley**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of August 2022.



NOTARY PUBLIC

My Commission Expires: May 7, 2024