Karen Johnson Davidson County
Batch# 911661 AFFIDAVITH
09/01/2022 11:35:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220901-0098712

Prepared by: D. Mitchell Newborn
1413 W. 9th Street
Parker AZ 85344

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

Comes the affiant Cassandra McGuire being first duly sworn according to law, pursuant to Tenn. Code Ann. § 30-2-712, and hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity:

1. I am and have been fully acquainted with the family and descendants of Bertha M. Newborn (the "Decedent"), and I have personal knowledge of the facts recited in this affidavit.

2. The Decedent, a resident of Nashville, Davidson County, Tennessee, died March 26, 2008.

3. To the best of my knowledge, the Decedent died without a Last Will and Testament.

4. The Decedent did not receive any benefits from the Bureau of TennCare or any other state assistance for nursing facility services and/or home and community based services.

5. The Decedent was survived by her children, Odie V. Newborn, Jr., Connie N. Sanders, Danny M. Newborn, Mattie N. Bates, Bernice N. Houston, and Gwendolyn N. Willingham, and was predeceased by her daughter, Patricia N. Miller, who was survived by her children, Anthony R. Miller, Catherine M. Bowers, and Timothy W. Miller.

6. To the best of my knowledge, Odie V. Newborn, Jr., Connie N. Sanders, Danny M. Newborn, Mattie N. Bates, Bernice N. Houston, Gwendolyn N. Willingham, Anthony R. Miller, Catherine M. Bowers, and Timothy W. Miller, are the only heirs-at-law of the Decedent, each of whom is over the age of eighteen (18) years.

7. This Affidavit of Heirship is given for general purposes and specifically to establish the vesting of title in the Decedent's heirs-at-law of the Decedent's interest in those certain tracts or parcels of real property known as 0 Kirk Avenue, Nashville, Davidson County, Tennessee 37218, and 2214 Kirk Avenue, Nashville, Davidson County, Tennessee 37218, more particularly described as follows (collectively the "Property"):

   Situated north of the Cumberland River in the 23rd Civil District of Davidson County, Tennessee, and bounded as follows:

   Beginning at an iron pin on a westerly margin of Kirk Avenue, thence in an easterly direction South 84° 30' East, a distance of 183 feet to an iron pin; thence in a northerly direction North 5° 30' East a distance of 92.0 feet to a big rock; thence in a southerly direction, South 73° 30' East, 485.5 feet to the low water mark of the Cumberland River; thence in a southerly direction 128 feet along the low water mark of the Cumberland River to the Curtis lands; thence in a westerly direction North 84° 30' West 583 feet to the corner of a rock wall; thence in a northerly direction 5° 30' East a distance of 118.0 feet to an iron pin and the point of

beginning.

Being the same property conveyed to Bertha May Powell Newburn and husband, Odie V. Newburn (also known as Bertha M. Newborn and Odie V. Newborn), by deed from Ellen Powell Buford, Bessie Powell Pryor, Susie Powell Majors, Lawrence Powell, and Charlie Powell, of record in Book 4428, page 407, in the Register's Office of Davidson County, Tennessee. Odie V. Newborn having predeceased Bertha M. Newborn with his interest therefore vesting in her. Upon Bertha M. Newborn's death, Odie V. Newborn, Jr., Connie N. Sanders, Danny M. Newborn, Mattie N. Bates, Bernice N. Houston, and Gwendolyn N. Willingham each received a one-seventh (1/7) tenants in common interest and Anthony R. Miller, Catherine M. Bowers, and Timothy W. Miller each received a one-twenty first (1/21) tenants in common interest in the real estate described above by virtue of being the heirs at law of Bertha M. Newborn's.

Map & Parcel Nos.: 070-09-0-143.00 and 070-09-0-152.00

Property Address: 2214 Kirk Avenue, Nashville Tennessee, 37218.

Further affiant saith not.

Dated this 28th day of August, 2022.

AFFIANT:

Cassandra N. McGruder

8/28/22

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Cassandra McGruder the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained as his/her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 28 day of August, 2022.

Notary Public

My commission expires: May 9, 2026

6" = "6" "NSH 2508003.3 " "" NSH 2508003.3