Karen Johnson Davidson County
Batch# 940696 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20221114-0121312

This Instrument Prepared By:
John R. Manson, Esq.
Lewis Thomason, P.C.
424 Church Street,
Suite 2500
Nashville, TN 37219

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2022, personally appeared **Vivian Hambrick-Ryan**, hereinafter referred to as Affiant, being first duly sworn, depose, and make oath as follows:

1. That Affiant is at least eighteen (18) years of age and resides in the following place(s):

Vivian Hambrick-Ryan
737 Tyner Way
Incline Village, NV 89451

2. That Affiant was personally acquainted with **Vivian Sanders Hambrick**, deceased, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being the daughter of the Decedent.

5. That Decedent passed away on May 23, 2007, and that at the time of her death she was widowed.

4. That Decedent was survived by the following persons:

Vivian Hambrick-Ryan **737 Tyner Way** **Incline Village, NV 89451**	**Daughter**
Diane Hambrick LeBlanc **490 Sunset Drive** **Angwin, CA 94508**	**Daughter**
Valerie Hambrick Barber **6520 Kensington Ave** **Richmond, CA 94805**	**Granddaughter**
Edward Hambrick, III **941 39th Street** **Oakland, CA94605**	**Grandson**
William Hambrick **10270 E. Taron Dr., Apt. 32** **Elk Grove, CA 95757**	**Grandson**

5. That at the time of the Decedents death, she owned certain property in Davidson County Tennessee, namely 12 Cannon Street, Nashville, TN 37210, and more particularly known as follows:

BEING *parts of Lots nos. 197 and 198 and 199 on the map of Maury and Claiborne Addition to Nashville, of record in Book 21 pages 84 and 85, described as follows:*

Beginning at a point in the northerly margin of Cannon Street 66 feet west of Claiborne Street; thence westerly 33 feet to a point; thence northerly, parallel to Claiborne Street 105 feet to a point in the line between lots nos. 196 and 197; thence easterly 33 feet; thence southerly, parallel to Claiborne Street 105 feet to the beginning.

Being the same property conveyed to D. O.L. Hambrick by Quitclaim deed by Dr. O.L. Hambrick et al by deed of Record in Book 1537, page 389 R.O.D.C.

To said Dr. O.L. Hambrick having since died.

Being the same property conveyed to William Hambrick and Pearl W. Gore by Administrator's Quitclaim Deed from Pearl W. Gore, Administratrix, Estate of Frankie c. Hambrick, Deceased, pursuant to the Last Will and Testament of Frankie C. Hambrick, Deceased, as of record in Book 6350, page 736, R.O.D.C., Tenn. Being the same property whereby the said Pearl W. Gore conveyed her one-half undivided interest to Edward R. Hambrick by Quitclaim Deed as of record in Book 6350, page 732, R.O.D.C., Tenn.

Being the same property whereby William Hambrick conveyed his one-half interest to Vivian S.W. Hambrick, Diane Hambrick LeBlac, M.D., Vivian Hambrick Ryan, and Edward Hambrick, Jr. by Quitclaim Deed as of record in Book 11033, Page 220, Register's Office of Davidson County, Tennessee. Being the same property whereby the one-half interest held by Edward R. Hambrick, Sr., Deceased, was passed by Affidavit of Heirship to Vivian S.W. Hambrick, Diane Hambrick LeBlac, M.D., Vivian Hambrick Ryan, and Edward Hambrick, Jr., of record at 20010502-0044761, Register's Office of Davidson County, Tennessee.

This is an unimproved property located at 12 Cannon Street, Nashville, Tennessee .

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

7. 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.

8. 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.

Vivian Hambrick-Ryan

AFFIANT Vivian Hambrick-Ryan

SUBSCRIBED AND SWORN TO before me this 07 day of October, 2022.

STATE OF California)
)
COUNTY OF San Diego)

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

Witness my hand and official seal this 07th day of October, 2022.

Steve Rangel
NOTARY PUBLIC

STEVE RANGEL
COMM. #2279284
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 03/01/2023

My Commission Expires: 03/01/2023