THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 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 **MARITZA LOPEZ** whose mailing address is **5621 South Homan Avenue, Chicago, IL 60629**, and **CELIA LEDESMA** whose mailing address is **8129 South Scottsdale Avenue, Chicago, IL 60652**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 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 **RODOLFO LEDESMA.**

2. **RODOLFO LEDESMA** died **May 19, 2021**, owning two (2) parcels of real property.

a. The first parcel is located in Nashville, Davidson County, Tennessee, as follows: **163 McCall Street, Nashville, TN 37211 [MAP AND PARCEL:** 133 06 0 120.00**].**

> Tract 1:
> Land in the 6th, formerly the 9th, Civil District of said county, being part of Lot No. 30 on the Plan of Hinchey Petway's Property, as of record in Minute Book "I", page 442, of the Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, August 4, 1953, as follows:
>
> Beginning on the southerly margin of the New Antioch Pike at an iron pin on the easterly line of the property conveyed to T.G. Smith and wife, by deed from Nellie E. Newman, of record in Book 1880, page 212, Register's Office for said County, thence with the southerly margin of said Pike easterly 106.5 feet to an iron pin; thence South 2 deg. 45' West 218.2 feet to an iron pin; thence North 87 deg. 15' West 106.5 feet to an iron pin, the southeast corner of said Smith r

Karen Johnson Davidson County
Batch# 945147 AFFIDAVITH
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with the easterly line of said Smith property northwardly 220.2 feet to the beginning.

Tract 2:
A certain tract of land in the Sixth, formerly the Ninth, Civil District, being a part of Lot No. 38 on the Plan Book of the lands of Hinchey Petway, deceased, recorded in Page 442 of Minute Book "I", of the Chancery Court in Nashville, Tennessee, described as follows: Beginning at a point 503 feet 6 inches east of the southwest corner of Lot No. 37; thence East 126 feet 4 inches along the southern line of Lot No. 38 to a point; thence north parallel with the eastern boundary of Lot No. 38, 1034.22 feet to a point on the north line of Lot No. 38; thence west with the north line of Lot No. 38, 126 feet and 4 inches to a point; thence South 1,034.22 feet to the point of beginning.

Being the same property conveyed to Rodolfo Ledesma, by Warranty Deed from Frances H. Mullins, unmarried, dated October 31, 2002, and recorded November 4, 2002, of record in Instrument No. 20021104-0135057, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY **EXCLUDED** FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

Land in the 6th, formerly the 9th, Civil District of said County, being part of Lot No. 38 on the Plan of Hinchey Petway Property, as of record in Minute Book "I", page 442, Chancery Court at Nashville, described according to a survey made by Geo. W. Watkins, Surveyor, January, 1955, as follows:

Beginning in the center of Wheeler Avenue at the southeast corner of the property conveyed to Tom B. Lazenby and wife, by deed from B.F. Hill, Jr. and wife, of record in Book 1290, page 277, Register's Office for said County; thence with said Lazenby's easterly line North 2 deg. 45' East 219 feet to an iron pin; thence South 86 deg. 45' East 126 feet 4 inches to an iron pin in an old fence; thence with same South 2 deg. 45' West 319 feet to the center of said Wheeler Avenue; thence with the center of same westwardly 126 feet 4 inches to the beginning.

Being the same property conveyed to J.C. Joslin and wife, Odessa Joslin by deed from John B. Mullins, Jr. and wife, Frances H. Mullins of record in Book 2339, page 567, Register's Office for Davidson County, Tennessee.

And

Land in the 6th (formerly the 9th) Civil District of said County, and being parts of Lot No. 37 and Lot No. 38, on the Plan of the Hinchey Petway property, as of record in Minute Book I, page 442, Chancery Court at Nashville, Tennessee, and described as follows:

Beginning at the center of the right of way known as Hewlett Drive; thence in an easterly direction and between parallel lines 175 feet in width 231 feet 7 inches to a dead line, fronting 350 feet on said dead line, it being understood that said property includes a proposed 50 foot right of way.

Being the same property conveyed to Enterprises, Inc. by deed from John B. Mullins, Jr. and wife, Frances H. Mullins and Tom B. Lazenby and wife, Willie G. Lazenby of record in Book 2396, page 589, Register's Office for Davidson County, Tennessee.

John B. Mullins, Jr. having since died and the property vested in Frances H. Mullins by estate by the entireties.

Subject to restrictions of record in Minute Book I, page 442, said Chancery Court and Nashville.

The legal description is the same as the previous deed of record.

b. The second parcel of real property is located in Nashville, Davidson County, Tennessee, as follows: **3713 Valley Ridge Drive, Nashville, TN 37211 [MAP AND PARCEL:** 133 06 0 120.00**].**

Being Lot No. 202 on the Plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rodolfo Ledesma, married, by Warranty Deed from Tami C. Perkins, unmarried, dated August 30, 2006, and recorded September 6, 2006, of record in Instrument No. 20060906-0109988, in the Register's Office for Davidson County, Tennessee.

3. **RODOLFO LEDESMA** was married at the time of his death to **LUCIA LEDESMA.**

4. The decedent was survived by two adult children: **ADRIAN LEDESMA** whose address is **5621 South Homan Avenue, Chicago, IL 60629**, and **ANNA AURELIA LEDESMA** whose address is **8001 South 86th Avenue, Justice, IL 60458.** As such, said wife and children are

the decedent's sole heirs 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 his lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **RODOLFO LEDESMA** 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 **LUCIA LEDESMA** holds a 1/3 interest in said property, **ADRIAN LEDESMA** holds a 1/3 interest in said property, and **ANNA AURELIA LEDESMA** holds a 1/3 interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraphs (3) and (4) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 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 19th day of October, 2022.

Maritza Lopez
MARITZA LOPEZ

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Personally, appeared before me, **MARITZA LOPEZ**, 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, at office this 19th day of October, 2022.

Hilda Ledesma
Notary Public

My Commission Expires: 01/03/2024.

Official Seal
Hilda Ledesma
Notary Public State of Illinois
My Commission Expires 01/03/2024

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 19th day of October, 2022.

Celia Ledesma
CELIA LEDESMA

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Personally, appeared before me, **CELIA LEDESMA**, 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, at office this 19th day of October, 2022.

Hilda Ledesma
Notary Public

My Commission Expires: 01/03/2024

Official Seal
Hilda Ledesma
Notary Public State of Illinois
My Commission Expires 01/03/2024