This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 953608 AFFIDAVITH
12/21/2022 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221221-0131629

AFFIDAVIT OF HEIRSHIP of DAVID JOE EWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **Theresa Lynn Smith** after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 863 Garfield Street, Nashville, Tennessee 37208.

2. I am the mother of three (3) children by DAVID JOE EWIN , and was acquainted with him for over 38 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **DAVID JOE EWIN** (The "Deceased") died on April 3, 2020 , in Davidson County, Tennessee, residing at: 1123 Tulip Grove Road, Hermitage, Tennessee 37076.

4. At the time of his death, **DAVID JOE EWIN** was un-married, and his surviving next of kin were his only children: **Jody Donnell Ewin, David Joe Ewin, Jr., Venus Margaret Smith, Ericka Alicia Smith, and Markieshe Schanti Smith**

   The said **David Joe Ewin** never had any other children, natural or adopted, and the individuals listed herein are her sole heirs at law.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by **David Joe Ewin** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

   See Attached Legal Description Exhibit "A"

Further Affiant Saith Not.

Ms Theresa Lynn Smith

Theresa Lynn Smith, Affiant

Tax Map # 086 00 0 / 342.00

Send Tax bill to:

Name: David J. Ewin, Jr.
Address: 1123 Tulip Grove Road
Hermitage, TN 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared **Theresa Lynn Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 20th day of December 2022.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 03/06/2024

202212210131629

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee being described as follows:

A Parcel of land being the northeasterly part of Tract No. 9 on the plan of Isabelle Ewin property, as recorded in Minute Book 4, page 503 and 503, in the Office of the Clerk and Master for Davidson County, Tennessee, a copy of said plan being attached to the deed of record Book 5282, page 636, Register's Office for Davidson County, Tennessee, said parcel being situated in the 2nd Civil District of Davidson County, Tennessee, and described according to an un-recorded survey by John D. McCormick dated March 21, 1990, as follows:

BEGINNING at a point in the easterly margin of Tulip Grove Road, said point being the southwest corner of Tract #8 and the northwest corner of Tract #9 of the Isabelle Ewin property, as recorded in Minute Book 4, pages 502 and 503 and being the northwest corner of the property here in described; thence S 73 Deg. 59' 05" E. a distance of 970.27 feet to a point; thence S 5 deg. 12' 38" W. a distance of 191.32 feet to a point; thence N 77 deg. 14' 55" W. a distance of 686.24 feet to a point; thence 16 deg. 00' 55" E. a distance of 202.00 feet to a point; thence N 73 deg. 59' 05" W a distance of 315.00 feet to a point in the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road N 2 deg. 30' 08" E. a distance of 25.71 feet to the point of beginning and containing 3.368 acres, more or less.

Being all the same property conveyed to David Joe Ewin, by deed from Perkins Baxter Ewin, Jr., un-married, dated October 9, 1999, and of record in
Book 11697, page 317, Register's Office for Davidson County, Tennessee.

Tax Map # 086 00 0 / 342.00

Address: 1123 Tulip Grove Road
Hermitage, TN 37076

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on Dec 20, 2022.

Leroy Johnston Ellis, IV, Affiant

12-20-22, 20____
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 20 day of December, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
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