Karen Johnson Davidson County
Batch# 955863 AFFIDAVIT
12/28/2022 02:20:51 PM 19 pgs
Fees: $97.00 Taxes: $0.00
20221228-0133236

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

AFFIDAVIT IN FURTHERANCE OF TITLE

Note to Register: Please reference with Book 982, Page 31, dated September 19, 1935, and recorded on October 01, 1935.

Comes now, Beverly Walter Landstreet IV, Christian Noel Anderson, James Collins Landstreet, Jane Landstreet Longhurst, Mollie Blair Anderson, Ralph Michael Larsen Anderson, Margaret Wooten, Trevania Dudley Henderson, Charles Garrett Anderson, Brian Anderson, Lucia Landstreet Cherry, Thomas Fairfax Landstreet, Holly Hayes Anderson Wilds, Noel Anderson Anderson, David Anderson, Alicia Sayle Anderson Hudson, Carolyn McDonald, hereinafter referred to as Affiants, on this the 14 day of December, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiants are all heirs at law of Nancy Joseph Anderson (also known as Mrs. William J. Anderson, Sr.).
2. The title was originally deeded in the name of "Thomas J. Anderson, Trustee".
3. There is no instrument with respect to any trust of which Thomas J. Anderson is Trustee.
4. The said Thomas J. Anderson having since died on 08/30/2002.
5. Margaret Frances Porter Wooten and Carolyn Montague Porter MacDonald were established as the heirs and beneficiaries of Thomas J. Anderson, the deceased "Trustee", and also established as two of the heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), the intended beneficiary of the trust.
6. William J. Anderson, Sr. died September 13, 1963.
7. Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) died on July 12, 1986.
8. The only existing trust is the trust created in the Last Will and Testament of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.).
9. Under the terms of the Last Will and Testament of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) (Probate 78515 - July 22, 1986), Nancy Joseph Anderson appointed Charles M. Anderson as Trustee to hold the property at 4424-4426 Sheppard Place in trust for the use and benefit of her daughter, Nancy Anderson Landstreet, during her lifetime, with the remainder to be transferred in equal shares to the children of Nancy Joseph Anderson (aka Mrs. William J. Anderson, Sr.), with the issue of a deceased child to take the parent's share per stirpes.
10. Nancy Anderson Landstreet died on August 31, 2022.
11. Heirship Affidavit determining the heirs of Nancy Joseph Anderson is being recorded simultaneously herewith.
12. Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald , along with Lucia Landstreet Cherry, James Collins Landstreet, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, Thomas Fairfax Landstreet, Trevania Dudley Henderson, Alice Gayle Anderson Hudson, Ralph Michael Larsen Anderson, Mollie Blair Anderson, Noel Anderson Anderson, Charles Garrett Anderson, Holly Hayes Anderson Wilds, Brian Anderson, David Anderson and Christian Noel Anderson (the remaining heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.)), have agreed to the intent of said "trust" and ratified the terms of said "trust" by executing this Affidavit in furtherance of title.
13. This improved parcel (Map & Parcel 130-06-0-039-00 as defined by the Metropolitan Trustee of Davidson Count and also known as 4424 - 4426 Sheppard Place, Nashville, TN 37205) consists of 2 Tracts and are described using the following descriptions:

Tract I:

Being the Southerly 25 front feet and 10 feet rear of Lot No. 11 on the plat of a subdivision of Lots 12 and 13 of Belle Meade Plan No. 2 as of record in Book 421, Page 112, Register's Office for said county.

Said part of Lot No. 11 fronts 25 feet on the Easterly side of Jackson Boulevard and runs back 200 feet, more or less, to the Westerly line of Lot No. 12, measuring 10 feet thereon.

Tract II:

Being Lot Number 10 on the plat of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan Number 2, as of record in Book 421, Page 112, of the Register's Office for Davidson County, Tennessee.

Said Lot number 10 fronts 200 feet on the Easterly side of Jackson Boulevard and runs back between parallel lines with the Northerly margin of Sheppard Place, 200 feet to the Westerly line of Lot Number 9 on said plan and is a part of the original Lot Number 13.

14. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.
15. Additional information, if any, either known or understood to be true by affiant:

_____

_____

_____

_____

Dated this 12 day of December, 2022.

Beverly W. Landstreet IV

Beverly Walter Landstreet, IV

STATE OF Rhode Island

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY WALTER LANDSTREET, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of December, 2022.

Arthur A Kach

Notary Public
My Commission Expires: June 12, 2025
(SEAL)

ARTHUR A. KACHADOURIAN
NOTARY
I.D. #21157
PUBLIC
RHODE ISLAND



Dated this 8th day of December, 2022.

Christian Noel Anderson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 8th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Dated this 14 day of December, 2022.

James Collins Landstreet II

James Collins Landstreet

STATE OF TN

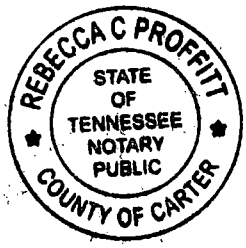
COUNTY OF Carter

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

Witness my hand and official seal, this the 14 of December, 2022.

Rebecca C Proffitt

Notary Public
My Commission Expires: 12-18-2024
(SEAL)



Dated this 7th day of December, 2022.

Jane Landstreet Longhurst

Jane Landstreet Longhurst

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th of December, 2022.

Notary Public
My Commission Expires: 7-9-2024
(SEAL)

DAVID HORN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 9, 2024
COUNTY OF DAVIDSON

Dated this 7th day of December, 2022.

Mollie Blair Anderson

STATE OF Tennessee

COUNTY OF Shelby

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

Witness my hand and official seal, this the 7th of December, 2022.

Notary Public
My Commission Expires: June 16, 2024
(SEAL)

ANGIE M HINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Dated this 9th day of December, 2022.

Ralph Michael Larsen Anderson

Ralph Michael Larsen Anderson

STATE OF Georgia

COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH MICHAEL LARSEN ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2022.

Constance A Fry

Notary Public
My Commission Expires: 01/31/2026
(SEAL)

CONSTANCE A. FRY
NOTARY PUBLIC
GLYNN COUNTY, GEORGIA
My Commission Expires 01/31/26

Dated this 1st day of December, 2022.

Margaret Wooten

STATE OF North Carolina

COUNTY OF Wake

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

Witness my hand and official seal, this the 7 of December, 2022.

Notary Public
My Commission Expires: 01/15/2024
(SEAL)

CRYSTAL D SIMON
NOTARY PUBLIC
My Commission Expires
01-15-2024
WAKE COUNTY, NC

Dated this 03 day of December, 2022.

Trevania Dudley Henderson

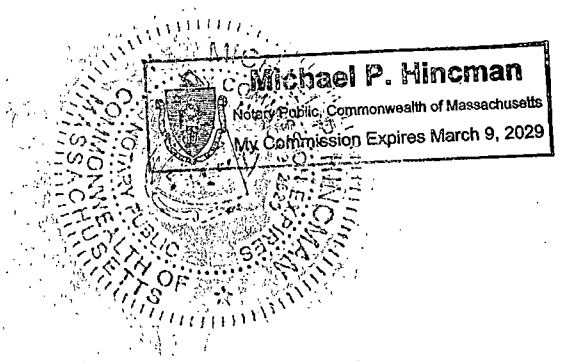
STATE OF Massachusetts

COUNTY OF Suffolk

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

Witness my hand and official seal, this the 03 of December, 2022.

Notary Public
My Commission Expires: 3/9/2029
(SEAL)



Dated this 5th day of December, 2022.

Charles Garrett Anderson

STATE OF Texas

COUNTY OF Lamar

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

Witness my hand and official seal, this the 5th of December, 2022.

Debbye Urbano
Notary Public
My Commission Expires: 01-24-2026
(SEAL)

DEBBYE URBANO
Notary Public
STATE OF TEXAS
ID#12402884-5
My Comm. Exp. Jan. 24, 2026

Dated this 13 day of December, 2022.

Brian Anderson

STATE OF Tennessee

COUNTY OF Cheatham

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

Witness my hand and official seal, this the 13 of December, 2022.

Notary Public
My Commission Expires: 10-12-2024
(SEAL)

KENDRA COVENEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Dated this 16 day of December, 2022.

Lucia Landstreet Cherry

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 16th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Dated this 14 day of December, 2022.

Thomas Fairfax Landstreet

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 14th of December, 2022.

Notary Public
My Commission Expires: 7-9-2024
(SEAL)

DAVID HORN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 9, 2024
COUNTY OF DAVIDSON

Dated this 16th day of December, 2022.

Holly Hayes Anderson Wilds

Holly Hayes Anderson Wilds

STATE OF Tennessee

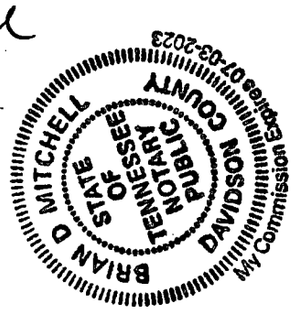
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY HAYES ANDERSON WILDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



Dated this 9 day of December, 2022.

Noel Anderson Anderson
Noel Anderson Anderson

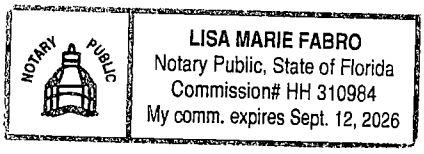
STATE OF FLORIDA

COUNTY OF PALM BEACH

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

Witness my hand and official seal, this the 9 of December, 2022.

Lisa Marie Fabro
Notary Public
My Commission Expires: SEPT. 12, 2026
(SEAL)



Dated this 16th day of December, 2022.

David Anderson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 16 of December, 2022.

Notary Public
My Commission Expires: 05/05/2025
(SEAL)



Dated this 6 day of December, 2022.

Carolyn MacDonald

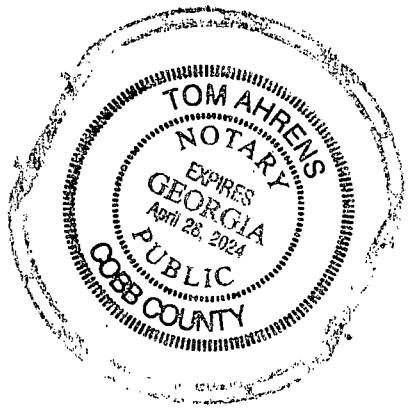
STATE OF GEORGIA

COUNTY OF COBB

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

Witness my hand and official seal, this the 6 of December, 2022.

Notary Public
My Commission Expires: 4/28/2024
(SEAL)



Dated this 16th day of December, 2022.

Alicia Sayle Anderson Hudson
Alicia Sayle Anderson Hudson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA SAYLE ANDERSON HUDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2022.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

