THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 512 MADISON STREET, SUITE A, CLARKSVILLE, TN 37040, 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 RE

Karen Johnson Davidson County
Batch# 957013 AFFIDAVITH
01/03/2023 09:16:54 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230103-0000096

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **DIANA L. MORRIS** whc **972 County Line Road, Westerville, OH 43081**, and **MARK A. MORRIS** whose mailing address is **972 County Line Road, Westerville, OH 43081**.

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 **RICKY JAMES REAM.**

2. **RICKY JAMES REAM** died **November 20, 2022**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **0 River Road Pike, Nashville, TN 37209 [MAP AND PARCEL:** 101 00 0 199.00**].**

Land in Davidson County, Tennessee, being further described as follows; to wit:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT THREE OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT FOUR ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT TWO THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) BEING LOCATED N 77° 33' 43" E 930.06'

FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT TWO OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD N 55° 47' 45" E 94.33' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA= 15° 04' 24"; RADIUS= 1,103.75; ARC= 290.38'; TANGENT= 146.03'; CHORD= N 63° 19' 575" E 289.54' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT FOUR OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT FOUR'S WEST LINES S 20° 21' 22" E 578.13' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE (REF DEED BOOK 3405 PAGE 361); THENCE LEAVING TRACT FOUR AND WITH CULLUM'S FENCE LINE S 68° 21' 55" W 172.36' TO AN IRON PIN SET; THENCE S 65° 10' 58" W 223.17' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT TWO OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT ONE, N 18° 44' 05" W 545.44' TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEED BOOK 6664 PAGE 756 AND DEED BOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 27, 2002.

This being the same realty conveyed to Ricky James Ream from James O. Dotson, Jr. and wife, Henryetta H. Dotson by warranty deed dated January 12, 2017 and recorded on January 17, 2017, of record at Instrument Number 20170117-0004812, in the Register's Office for Davidson County, Tennessee.

3. **RICKY JAMES REAM** was unmarried at the time of his death.

4. The decedent was survived by two adult children: **KRISTINA K. MITCHELL** whose address is **1502 Armstrong Drive, Clarksville, TN 37042,** and **JENNIFER K. REAM** whose address is **55 Neptune Drive, Apt. 116, Clarksville, TN 37043**. As such, said 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 **RICKY JAMES REAM** 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 **KRISTINA K. MITCHELL** holds a 50% interest in said property and **JENNIFER K. REAM** holds a 50% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (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 16th day of December, 2022.

Diana L. Morris
DIANA L. MORRIS

STATE OF Ohio)
)
COUNTY OF Franklin)

Personally, appeared before me, **DIANA L. MORRIS**, 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 16th day of December, 2022.

Notary Public

My Commission Expires: March 16, 2027

NOTARY PUBLIC STATE OF OHIO

RYAN STOCKE
Notary Public, State of Ohio
My Commission Expires
March 16, 2027
COMMISSION: 2017-RE-639826

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

MARK A. MORRIS

STATE OF OHIO)
)
COUNTY OF Delaware)

Personally, appeared before me, **MARK A. MORRIS**, 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 December, 2022.

Haylee Jade Carter
Notary Public

My Commission Expires: October 17th 2027

HAYLEE JADE CARTER
Notary Public State of Ohio
My Comm. Expires October 17, 2027