Karen Johnson Davidson County
Batch# 958158 AFFIDAVITH
01/05/2023 02:35:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230105-0001070

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:
Jonathan C. Nesbitt, et al
21 Lynwood Lane
Nashville, TN 37205

Send Tax Bills To:
Jonathan C. Nesbitt
21 Lynwood Lane
Nashville, TN 37205

Map/Parcel Number:
130 05 0A 008.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Re: Property described in Instrument No. 20170918-0095219, Register's Office for Davidson County, Tennessee.

Carla L. Lovell, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Tennessee; and resides at the following address: 6770 Pennywell Drive, Nashville, Tennessee 37205.

2. That Affiant personally knew Elizabeth N. Nesbitt, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was the attorney for the Decedent, and was personally acquainted with Decedent for a period of more than 25 years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on April 28, 2022.

5. That the Decedent was a widow and was not married at the time of her death.

6. That the Decedent had three (3) children living at the date of her death, being Mary Voigt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt.

7. Decedent had one deceased child, Elizabeth Nesbitt Krebs, who was survived by five (5) children, the Decedent's grandchildren, being Elizabeth Donelson Krebs, Mary Lindsay Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs.

8. That the Decedent was survived by her children, Mary Voigt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, and her grandchildren, Elizabeth Donelson Krebs, Mary Lindsay Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs, the issue of her deceased child, Elizabeth Nesbitt Krebs, all of whom are adults and older than eighteen (18) years of age.

9. That the following persons constitute the heirs-at-law of the Decedent at her date of death:

Mary Voigt, 805 Cedar Knob, Nashville, TN 37221

Jonathan C. Nesbitt, 21 Lynwood Lane, Nashville, TN 37205

Thomas E. Nesbitt, Jr., 4428 Warner Place, Nashville, TN 37205

Mary Lindsay Krebs, 4425 Westlawn Dr., Apt D205, Nashville, TN 37209

Jonathan Richey Krebs, 2288 NW 21st Place, Gainesville, FL 32605

Elizabeth Donelson Krebs, 154 Brookwood Dr., Charlottesville, VA 22902

Sarah Winston Krebs, 1912 16th St., NW, #4, Washington, DC 20009

Philip Nesbitt Krebs, 127 Ivy Dr., Apt. 2, Charlottesville, VA 22903

10. That as of the date of execution of this Affidavit, the following persons constitute the heirs-at-law of the Decedent:

Mary Voigt, 805 Cedar Knob, Nashville, TN 37221

Jonathan C. Nesbitt, 21 Lynwood Lane, Nashville, TN 37205

Thomas E. Nesbitt, Jr., 4428 Warner Place, Nashville, TN 37205

Mary Lindsay Krebs, 4425 Westlawn Dr., Apt D205, Nashville, TN 37209

Jonathan Richey Krebs, 2288 NW 21st Place, Gainesville, FL 32605

Elizabeth Donelson Krebs, 154 Brookwood Dr., Charlottesville, VA 22902

Sarah Winston Krebs, 1912 16th St., NW, #4, Washington, DC 20009

Philip Nesbitt Krebs, 127 Ivy Dr., Apt. 2, Charlottesville, VA 22903

11. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 108 Bellebrook Circle, Nashville, Tennessee 37205, owned by the Decedent, Elizabeth N. Nesbitt.

FURTHER AFFIANT SAITH NOT.

Carla L. Lovell, Affiant

Sworn to and subscribed before me. This the 23rd day of June, 2022.

Notary Public

My Commission Expires: March 6, 2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla L. Lovell, the Affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and acknowledged that the execution of the same as her free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of the Affiant's knowledge, information and belief.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

EXHIBIT A
To Affidavit of Heirship

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957 Register's Office for Davidson County, Tennessee

SAID Lot No. 8 fronts 26.46 feet on the southwesterly margin of Bellebrook Circle and extends back 93.03 feet on the northerly line and 190.59 feet on the broken southerly line to a dead line in the rear, measuring 132.97 feet thereon.

Being the same property conveyed to Elizabeth N. Nesbitt by Quitclaim Deed from Thomas E. Nesbitt, Jr. and Jonathan C. Nesbitt, Co-Trustees of the Tom E. Nesbitt, Sr. Trust dated May 25, 2011, of record in Instrument No. 20170918-0095219, Register's Office, Davidson County, Tennessee.

This is improved property known as 108 Bellebrook Circle, Nashville, Tennessee 37205.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.