Karen Johnson Davidson County
Batch# 961212 AFFIDAVITH
01/13/2023 03:38:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003164

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

New Owner Address:	Send Tax Bills To:	Parcel Numbers:
Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins 296 Bonnaspring Dr Hermitage, TN 37076	Same	075 05 0 036.00 075 05 0 035.00 075 00 0 062.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Patrick Cockrill, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in certain tracts or parcels of real property commonly known as 1) improved land at 4545 Hills Ln, Old Hickory, TN 37138; 2) improved land at 4549 Hills Ln, Old Hickory, TN 37138; and 3) unimproved land at 0 Tulip Grove Rd, Hermitage, TN 37076 (collective, the "Property") which are more particularly described in Exhibit A.

2. I have been personally acquainted with Eldridge Jenkins a/k/a Eldridge Anderson Jenkins and E. A. Jenkins ("Decedent"), Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, Kayla Nycole Jenkins, and Frankie Anderson Jenkins, and I am familiar with Decedent and the other aforementioned individuals' family histories.

3. Decedent was the sole owner of the Property.

4. Decedent died intestate on April 19, 2022, a resident of Hermitage, Davidson County, Tennessee.

5. Decedent was not married at the time of his death. Decedent had five children, Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, Kayla Nycole Jenkins, and Frankie Anderson Jenkins.

6. Frankie Anderson Jenkins predeceased Decedent on May 30, 2021 without descendants.

6. Decedent's heirs-at-law are Decedent's four surviving children, Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins.

7. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's surviving children, Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins, upon Decedent's death.

8. Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, Kayla Nycole Jenkins are now equal one-fourth (1/4) tenant in common owners of the Property.

9. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, 12, 30, 2022.

Patrick Cockrill, Affiant

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Patrick Cockrill, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on Dec 30, 2022.

Notary Public

My Commission Expires: 7 Sept. 2026

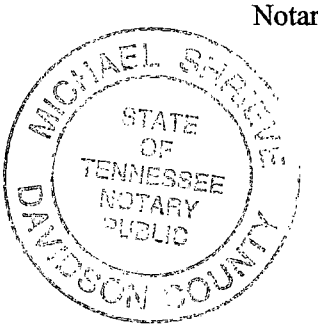


EXHIBIT A

Tract No. 1

BEGINNING at a point in the center of the roadway known as the Confederate Soldiers Home Road and which is the Northwestern Corner of the property conveyed to Selene Allen by Richard Peterson by Deed of record in Book 1104, Page 368, Registers' Office for Davidson County, Tennessee and running southerly along the West boundary line of said property line for a distance of 74 feet along a line parallel to the North boundary line of said property; thence Northerly 200 feet along a line parallel to the westerly boundary of said property to the center of said roadway; thence beginning.

Being the same property conveyed to Eldridge Jenkins by warranty deed from Old Hickory Credit Union of record in Book 7805, page 677, Register's Office for Davidson County, Tennessee. Eldridge Jenkins a/k/a Eldridge Anderson Jenkins having died on April 19, 2022, and all of his right, title and interest in and to the Property having vested by intestacy in Eldridge Anderson Jenkins' heirs-at-law, being namely Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins.

The description is the same as that used in the previous deed.

This is improved property commonly known as 4545 Hills Ln, Old Hickory, TN 37138.

Tract No. 2

A tract of land in Davidson County, Tennessee being part of Lot No. 4 on the plan of Matt Doneleon's Land, as of record in Book 161, page 62, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, May 16, 1953, as follows:

Beginning at a point on the southerly margin of Hill Road 16.5 feet west of the northwest corner of Lot No. 3 on said Plan, being a northwest corner of that part of said Lot No. 4 conveyed to Sadie Fair Mosley, et al, by deed from Mallernee Realty Company, Inc., of record in Book 1488, page 429, said Register's Office; thence with the southerly margin of said road, north 87 deg. west 132 feet to the northeast corner of the property conveyed to Frankie Ray Thompson Cragwell by deed from Annie Mae Ewin, of record in Book 2149, page 43, said Register's Office; thence with said Cragwell's eastern boundary line, south 3 deg. 17' west 330.7 feet to said Mosley's northern boundary line; thence with said Mosley's line, south 87 deg. 20' east 132 feet and north 3 deg. 17' east 330 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to E. A. Jenkins by warranty deed from Morgan Hurt and Frances Hurt Henry of record in Book 4422, page 378, Register's Office for Davidson County, Tennessee. E. A. Jenkins a/k/a Eldridge Anderson Jenkins having died on April 19, 2022, and all of his right, title and interest in and to the Property having vested by intestacy in Eldridge Anderson Jenkins' heirs-at-law, being namely Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins.

The description is the same as that used in the previous deed.

This is improved property commonly known as 4549 Hills Ln, Old Hickory, TN 37138.

Tract No. 3

Land in Davidson County, Tennessee, being TRACT NO. II. Being Lot No. 5 on the division of Andrew Stark property on Tulip Grove Road, approximately ¾ mile south of Lebanon Pike. Said Lot No. 5 fronts 150 feet on the westerly margin of Tulip Grove Road and runs back westerly 130 feet on the southerly line

to the center of an old unnamed county road and runs thence in a direct line N. 33° 52' E. along the center of said old road 220 feet to the west margin of Tulip Grove Road, the point of beginning, and containing .22 acres.

Being the same property conveyed to Eldridge Jenkins by warranty deed from Henrietta Starks of record in Book 6384, page 135, Register's Office for Davidson County, Tennessee. Eldridge Jenkins a/k/a Eldridge Anderson Jenkins having died on April 19, 2022, and all of his right, title and interest in and to the Property having vested by intestacy in Eldridge Anderson Jenkins' heirs-at-law, being namely Gary Anderson Jenkins, Benita Jenkins Anderson, Eugenia K. Jenkins-Hayes, and Kayla Nycole Jenkins.

The description is the same as that used in the previous deed.

This is unimproved property commonly known as 0 Tulip Grove, Hermitage, TN 37076.