Karen Johnson Davidson County
Batch# 971406 AFFIDAVITH
02/16/2023 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230216-0011198

This instrument prepared by : Bertrand Anty

AFFIDAVIT OF HEIRSHIP

(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee

COUNTY OF Davidson

On this 15 day of February, 2023, before me personally appeared Patrick D. Mckinley and Kiera R. Knight, to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 1011 Neelys Bend Rd. Madison TN, and 1624 Pearl St Nashville TN, and is familiar with the family history of Helen Cavitt, deceased, who was the owner of the following property:

1011 Neelys Bend Rd, Madison, TN 37115

And that said decedent died on the 18 day of March, 2014, and that the place of residence and homestead, at the time of death, was as follows:

1011 Neelys Bend Rd, Madison, TN 37115

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

NAME ADRESS

1. a. Surviving Spouse

N/A

b. Children

Vincent Johnson (Deceased)

Willie Gleaves (Deceased)

Michele Cavitt 1011 Neelys Bend Rd, Madison, TN 37115

Sheila Cavitt 1830 Spring Branch Dr #208 Madison, TN 37115

c. Children of deceased children

N/A

d. Adopted children

N/A

e. Children of deceased adopted children

N/A

(if none above, go to 2)

2. Parent(s)

N/A

(if none above, go to 3)

3. a. Brother(s)/sister(s)

N/A

b. Children of deceased brother(s)/sister(s)

N/A

(if none above, go to 4)

4. a. Paternal grandparent(s)

N/A

b. Children of deceased paternal grandparent(s)

i.e. aunt(s)/uncle(s)

N/A

c. Children of deceased paternal aunt(s)/uncle(s)

i.e. cousins

N/A

d. Maternal grandparent(s)

N/A

e. Children of deceased maternal grandparent(s)

i.e. aunt(s)/uncle(s)

N/A

f. Children of deceased maternal aunt(s)/uncle(s)

i.e. cousins

N/A

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:

Names of minors: N/A

And said deceased _____ left a will /__X___ did not leave a will. (Copy attached)

And that the debts against said estate _X___ have been paid / _____ have not been paid.

AFFIANT

Patrick D. McKinley

Name: Patrick D. McKinley

AFFIANT

Kiera R. Knight

Name: Kiera R. Knight

STATE OF Tennessee

COUNTY OF Davidson

Sworn and subscribed before me this 15 day of February, 2023.

Lou Anne Pollard

Notary Public

My Commission Expires:_____

My Commission Expires
March 19, 2025

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

LEGAL DESCRIPTION – EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, BLOCK A ON THE UNRECORDED MAP OF HOME ACRES SUBDIVISION, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY CLYDE D. ANDERSON, DATED 7/16/57 AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF NEELY'S BEND ROAD, AT THE CORNER OF LOTS 2 AND 3, THE SAID POINT BEING 168.2 FEET WEST OF A CONCRETE MONUMENT SET IN THE NORTH MARGIN OF NEELY'S BEND ROAD, AT THE BEGINNING OF A CURVE IN THE LARKIN SPRINGS ROAD; THENCE WITH THE LINE BETWEEN LOTS 2 AND 3, NORTHERLY 275 FEET TO A POINT, WHICH IS 203.2 FEET WEST FROM THE WESTERLY MARGIN OF LARKIN SPRINGS ROAD; BEING AN IRON PIN; THENCE WESTERLY 100 FEET TO AN IRON PIN AT THE CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 275 FEET TO AN IRON PIN THE NORTHERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 100 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVISON COUNTY, OF RECORD IN INSTRUMENT 200612010148793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Michelle Cavitt and Helen Cavitt by Special Warranty Deed from Regions Bank, N.A. (Successor in Interest to AmSouth Bank) as successor Trustee of the Linda Carol Schuller Living Trust u/a/d August 27, 1993 as amended December 12, 2002 of record as Instrument No. 20080527-0053522 in the Register's Office for Davidson County, Tennessee, dated May 20, 2008 and recorded on May 27, 2008.

Being also known as 1011 Neelys Bend Road, Madison, TN 37115.

PIN: 052-07-0-030-00

Commonly Known As: 1011 Neelys Bend Road, Madison, TN 37115

Tennessee Certification of Electronic Document

I, Jessica Porubcan, do hereby make oath that I am a licensed attorney and/or the 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 02/6/2023 (date of document).

Affiant Signature

02/15/2023

Date

State of Wisconsin

County of Waukesha

Sworn to and subscribed before me this 15th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-25

NOTARY'S SEAL

