Karen Johnson Davidson County
Batch# 972725 AFFIDAVITH
02/21/2023 12:55:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230221-0012190

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Comes the affiant, Cherie Smith, being first duly sworn according to law, and being of lawful age and a resident of Madison, Davidson County, Tennessee and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Cherie Smith is the granddaughter of John B. Tate (hereinafter referred to as "Decedent").

2. Decedent was married to Sadie F. Tate, who preceded him in death on October 21, 2001. She had five (5) children from this marriage, Patricia Tate-Smith, Darryl Tate, Marion Tate, John Tate, Jr., and Anita Tate. Decedent did not remarry or have any other children.

3. Decedent died intestate on March 23, 2021, leaving Patricia Tate-Smith, Darryl Tate, Marion Tate, John Tate, Jr., and Anita Tate as his surviving heirs at law. Decedent's estate was probated and there was agreement by the heirs at law on the distribution of assets which the largest was real property.

4. At the time of his death, the Decedent owned real property located at 4126 Boyd Drive, Nashville, Davidson County, Tennessee 37218. The real property was marital property co-owned by John B. Tate and wife Sadie F. Tate, as tenants by the entirety. Upon the death of Sadie F. Tate, the Property transferred to John B. Tate, as the surviving tenant by the entirety. The Property was still in the name of John B. Tate and Sadie F. Tate upon the death of Decedent and is more particularly described in Book 4553, Page 429, Register's Office for Davidson County, Tennessee as follows:

> Being Lot No. 81 on the Plan of Buena Vista Estates, Section 3 as of record in Book 4175, page 139, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.
>
> Being part of the same property conveyed to Imperial Corporation by deed from H. Lynn Greer, Jr., Trustee of record in Book 4466, page 867, said Register's Office.
>
> Being the same property conveyed to John B. Tate, et ux by Imperial Corporation by its duly authorized officer of record in Deed Book 4553, page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 4126 Boyd Drive, Nashville, Davidson County, Tennessee 37218. Map/Parcel No.: 13D 49236, Map 59-5, Parcel 48.

5. This affidavit will confirm the vesting of title to the real property located at 4126 Boyd Drive, Nashville, Davidson County, Tennessee 37218, to Patricia Tate-Smith, Darryl Tate, Marion Tate, John Tate, Jr., and Anita Tate.

6. There are no debts or encumbrances remaining which are or might become a lien on the said interest in the described real estate.

Further Affiant saith not.

Dated this 20 day of February, 2023.

Cherie Smith
CHERIE SMITH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Cherie Smith, to me known to be the person described in or who provided satisfactory evidence of her identification, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Subscribed and sworn to before me this 20th day of February, 2023.

Jennifer Wheeler
NOTARY PUBLIC

My Commission expires: 1-28-26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026