Karen Johnson Davidson County
Batch# 982404 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20230320-0019992

This Instrument Prepared By:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP TO REAL ESTATE

Decedent:	**Ben E. Brown (also known as Ben Edward Brown).**
Heirs at law:	**Surviving Children: Tim E. Brown and Tina R. Brown-Buford.**
	Surviving Grandchildren: Quantrell Lanea McDonald and Veletha Michelle Belser.
Property:	**2032 Elliott Avenue, Nashville, Tennessee 37204. Map and Parcel Nos. 105 10 0 151.00.**
County:	**Davidson, Tennessee.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, **Tim E. Brown** and **Tina R. Brown-Buford**, being the surviving son and daughter of Ben E. Brown, after being duly sworn according to law, make oath as follows:

1. On May 6, 2022, Ben E. Brown (also known as Ben Edward Brown) ("the Decedent") died a resident of 2032 Elliott Avenue, Nashville, Davidson County, Tennessee 37204.

2. At the time of his death, the Decedent owned the real estate with improvements thereon known as 2032 Elliott Avenue, Nashville, Tennessee 37204, which is more fully described in Exhibit A attached hereto (the "Elliott Avenue Property").

3. The Decedent's debts and the expenses of his final illness have been paid.

4. At the time of the filing of this Affidavit of Heirship, no probate estate administration for the Decedent has been opened.

5. The Decedent died intestate and thus, pursuant to T.C.A. § 31-2-103, title to the Elliott Avenue Property vested at death in his heirs at law pursuant to T.C.A. § 31-2-104.

6. The Decedent died an unmarried person, his wife, Betty Jean Brown, having predeceased him on January 18, 2003.

7. The name, relationship to the Decedent, and address of each of the Decedent's heirs at law are shown below.

Tim E. Brown
Surviving Adult Son
2901 Split Oak Trail
Antioch, TN 37013

Tina R. Brown-Buford
Surviving Adult Daughter
3191 Qualynn Drive
Nashville TN 37207

Veletha Michelle Belser
Surviving Adult Granddaughter, who is daughter of the Decedent's predeceased son, Wilbur Edwin Brown, who died on October 10, 2000.
3670 Spivey Court
Snellville, GA 30039

Quantrell Lanea McDonald
Surviving Adult Granddaughter, who is daughter of the Decedent's predeceased son, Wilbur Edwin Brown, who died on October 10, 2000.
122 Legends Drive
Hendersonville, TN 37075

8. There are no other persons known to the undersigned Affiants who would have an interest in the Elliott Avenue Property.

Further Affiants saith not.

Dated: **11th day of March, 2023.**

Tim E. Brown
Affiant

Tina R. Brown-Buford
Affiant

Sworn to and subscribed before me this **11th day of March, 2023.**

Notary Public

My Commission Expires: January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tim E. Brown** and **Tina R. Brown-Buford** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this **11th day of March, 2023**.

Notary Public

My Commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 9 on the Map of the Douglas Place, as of record in Book No. 332, Page 130, Register's Office for said County.

SAID Lot No. 9 fronts 63 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 180 feet on the south line and 199.5 feet on the north line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Ben E. Brown and wife, Betty Brown, from Third National Bank in Nashville, Trustee, under Will of Georgia Myers McKay, by deed of record in Book 5325, page 836, Register's Office for Davidson County, Tennessee. And the said Betty Brown died on January 18, 2003, and title thereby vested fully in Ben E. Brown. Ben E. Brown is also known as Ben Edward Brown and Betty Brown is also known as Betty Jean Brown.