Karen Johnson Davidson County
Batch# 988535 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20230405-0024624

Prepared by:
Wagon Wheel Title & Escrow, LLC
204 S. 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: March 27, 2023 File No.: 23-0236	Property: 4015 & 4017 Cumberland Avenue, Nashville, TN 37138
Borrower(s): Adam & Jacobson Investments, LLC	Seller(s): Heirs and Beneficiaries of John and Maggie Lindsley Heirs and Beneficiaries of Dorothy Lindsley Lyons

Robert Muirhead Sr hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 393 Monaco Drive, Hermitage, TN.

2. That Affiant personally knew John Lindsley, Maggie Lindsley and Dorothy Lindsley Lyons, deceased, hereinafter referred to as Decedents, and has personal knowledge of the family of Decedent by reason of the following (i.e.- friend of the family): Maggie Lindsley + Robert Muirhead, Sr were brother + Sister. I am a cousin.

3. That Affiant knew that at date of death, said Decedent owned the following described real estate in Nashville, Tennessee:

Property 1:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 30 and 32 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Lindsley and wife, Maggie Lindsley by deed from N. McKay Bryan and wife, Daisey Simpson Bryan of record in Book 770, page 294, Register's Office for Davidson County, Tennessee, dated July 17, 1976 and recorded on July 22, 1976.

Said John Lindsley became deceased on July 05, 1966.

Being the same property conveyed to Melvin Eugene Lindsley and Dorothy Lindsley Lyons, as tenants in common by Warranty deed from Maggie Lindsley, a widow, retaining a life estate interest of record in Book 5048, page 409, Register's Office for Davidson County, Tennessee, dated July 17, 1976 and recorded on July 22, 1976.

Said Maggie Lindsley became deceased on March 11, 1977, thereby terminating said life estate.

Said Dorothy Lindsley Lyons became deceased on May 11, 2020.

Property 2:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 34 and 36 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue,

and run back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Neal McKay Bryan by deed from Frederick W. Lewis, a single man of record in Book 571, page 164, Register's Office for Davidson County, Tennessee, dated October 01, 1920 and recorded on April 14, 1921.

NOTE: The assessor reflects the record owner for this parcel as John Lindsley, however we were not able to locate a deed vesting John Lindsley.

Being also known as 4015 Cumberland Avenue, Nashville TN 37138.

Being also known as 4017 Cumberland Avenue, Nashville, TN 37138.

4. That John Lindsley died on July 5th, 1966 and was at the time resident of Nashville, TN.

5. John Lindsley remained married to Maggie M. Lindlsey until he passed on July 5th, 1966.

6. At the time of Maggie M. Lindsley's death, she was unmarried. She passed on March 11th, 1977.

7. John Lindsley and Maggie M. Lindsley died intestate (i.e. without a will.)

8. John and Maggie Lindsley were survived by three children. Dorothy Lindsley Lyons, Mary Elizabeth Lindsley, and Charles Lindsley.

9. Charles Lindsley passed on October 26th 1994, survived by his wife Elizabeth, until she eventually passed on November 2nd, 2015.

10. Charles and Elizabeth had two children, Cynthia Howse and Venetia Ontavia King. Venetia Ontavia King passed on March 18h, 2017.Venetia was a widow and did not have any children.

11. Mary Elizabeth Lindsley deceased September 17th, 2016. She was unmarried. Her son Ronald Austin passed on May 30th, 2016, before her death. He was unmarried. She is survived by her two remaining children, Michael and Adrena Austin.

12. Dorothy Lyons fka Dorothy Lindsley passed on May 11th, 2020. She was unmarried. Her son, Melvin Lindsley, survived her.

16. Additional information, if any, either known or understood to be true by Affiant:

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***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 27th day of March, 2023.

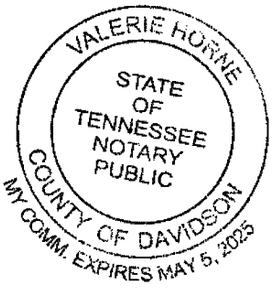
Robert Murhead Jr.
Robert Murhead, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 27th day of March, 2023.

Valerie Horne
Notary Public

My Commission Expires: 5.5.25



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 4, 2023 (date of document).

Affiant Signature

April 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023