Karen Johnson Davidson County
Batch# 999485 AFFIDAVITH
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KEL... SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **CRYSTAL TAYES** whose mailing address is 3817 Plantation Drive, Hermitage, Tennessee 37076, and **BLAYNE E. EDDINS** whose mailing address is 1601 Bondurant Street, Old Hickory, Tennessee 37138.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **SANDRA JEAN EDDINS.**

2. **SANDRA JEAN EDDINS** died March 6, 2023, owning a parcel of real property located in Old Hickory, Davidson County, Tennessee, as follows: 1601 Bondurant Street, Old Hickory, Tennessee 37138 **[MAP AND PARCEL:** 053-03-0-409.00**].**

Tract 1:
Being Lot No. 24, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee, located on northeast corner of the intersection, Sixteenth and Bondurant Streets, containing 0.39 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to W. R. Cartwright and Dorothy W. Cartwright, his wife, as tenants by the entireties, by deed from E. I. du Pont de Nemours and

Company, a Delaware corporation, dated April 27, 1950, of record in Deed Book 1906, Page 568, in the Register's Office for Davidson County, Tennessee. W.R. Cartwright predeceased Dorothy W. Cartwright on January 29, 1980, survived her the surviving tenant by entirety.

Dorothy W. Cartwright died on November 1, 1998, and her estate was administered in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee Docket No. 99P505, said realty was devised to, James A. Cartwright and Sandra C Eddins, sole heirs-at-law.

Further, James A Cartwright conveyed his one-half undivided interest in the said realty to Sandra C. Eddins by Quitclaim deed, dated September 29, 1999, of record in Book 11681, Page 960, in the Register's Office for Davidson County, Tennessee.

Tract II:
Being Lot No. 25, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee, fronting 185 0 feet on Bondurant Street, containing 0.62 acres, more or less,

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to W. R. Cartwright and Dorothy W. Cartwright, his wife, as tenants by the entireties, by deed from E. I du Pont de Nemours and Company, a Delaware corporation, dated November 6, 1950, of record in Deed Book 1914, Page 474, in the Register's Office for Davidson County, Tennessee W.R. Cartwright predeceased Dorothy W Cartwright on January 29, 1980, survived her the surviving tenant by entirety.

Dorothy W Cartwright died on November 1, 1998, and her estate was administered in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee Docket No. 99P505, said realty was devised to, James A Cartwright and Sandra C. Eddins, sole heirs-at-law.

Further, James A. Cartwright conveyed his one-half undivided interest in the said realty to Sandra C Eddins by Quitclaim deed, dated September 29, 1999, of record in Book 11681, Page 960, in the Register's Office for Davidson County, Tennessee

Sandra C Eddins and Sandra Jean Eddins being one and the same person

3. **SANDRA JEAN EDDINS** was unmarried at the time of her death as her husband, **GLENDAL EUGENE EDDINS** predeceased her on January 13, 2016.

4. The decedent was survived by four adult children: **KATHERINE ANN EDDINS**, whose address is 1601 Bondurant Street, Old Hickory, Tennessee 37138; **KEITH EDDINS** whose address is 1601 Bondurant Street, Old Hickory, Tennessee 37138; **DOROTHY J. SHIPMAN** whose address is 337 Pitts Avenue, Old Hickory, Tennessee 37138; and **WILLIAM ALAN EDDINS** whose address is 461 Clearbrook Drive, Jefferson City, Tennessee 37760. As such, said children are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **SANDRA JEAN EDDINS** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **SANDRA JEAN EDDINS** in **KATHERINE ANN EDDINS**, vested with 25% interest in said property; **KEITH EDDINS** vested with 25% interest in said property; **DOROTHY J. SHIPMAN** vested with 25% interest in said property; and **WILLIAM ALAN EDDINS** vested with 25% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to

justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 21st day of April, 2023.

Crystal Y. Tayes

CRYSTAL TAYES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **CRYSTAL TAYES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 21 day of April, 2023.

Matt McFarland

Notary Public

My Commission Expires: 8/19/26.

MATT MCFARLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 24 day of April, 2023.

BLAYNE E. EDDINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **BLAYNE E. EDDINS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained

Witness my hand, at office this 24 day of April, 2023

Notary Public

My Commission Expires: 09/08/25.

