Prepared by:

PAUL A. RUTHERFORD
Brighter Day Law
107 Music City Circle, Ste 200
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1001071 AFFIDAVITH
05/09/2023 11 17 11 AM 3 pgs
Fees $17 00 Taxes $0 00
20230509-0034459

AFFIDAVIT OF INHERITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Debra Wray	Debra Wray	10303003300
350 Cross Timbers Dr	350 Cross Timbers Dr	
Nashville, TN 37221	Nashville, TN 37221	
Donna Thomas		
2108 Avalon Dr.		
Nashville, TN 37216		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

James L. Shacklett, deceased, the owner of the following described real estate died on or about January 20, 2023, in Davidson County, Tennessee. Said land is described specifically as follows:

> Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 106 feet front of Lot 7 and that part of the right of way of the N.S. and St. L. Railroad (now abandoned) immediately east of said property on the Map showing Subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 87, Register's Office for said County, and described according to a survey made by Ralph W.C. Lambert, Surveyor, as follows: BEGINNING at a cross on a rock wall on the easterly margin of 54th Avenue North, formerly Richland Avenue, as the southwest corner of the property conveyed to J.W.

Woodall and wife, by deed from S.S. Foster of record in Book 898, page 306, said Register's Office; thence with Woodall's southerly line, eastwardly 207 feet, more or less, to the easterly margin of said abandoned right of way, said point being the southeast corner of the property conveyed to J.W. Woodall by deed from N.C. & St. L. Railroad; of record in Book 1246, page 53, said Register's Office; thence with the easterly margin of said abandoned right of way, southwardly 50 feet to an iron pin; thence westwardly 194 feet to an iron pin in the easterly margin of 54th Avenue North, formerly Richland Avenue; thence with the easterly margin of the same, northwardly 50 feet to the point of beginnings.

Being the same property conveyed to James L. Shecklett, Jr. and wife Frankie June Shacklett, by Warranty Deed from Oscar Ellies Allbert and Wife, Idell P. Allbert, as of record in Book 4272, page 57, in the Davidson County Register's Office. This is improved property, known as 220 54th Avenue North, Nashville, Tennessee, 37209.

The said James L. Shacklett, Jr. died on January 10, 2023, unmarried at his death. His wife, Frankie June Shacklett, predeceased him on May 26, 2007, leaving him as the sole owner of the property.

The undersigned, Debra Wray and Donna Gail Thomas, received all of James L. Shacklett, Jr.'s interest in the real estate described above by the provisions of the decedent's Last Will and Testament, executed on November 15, 2000 and duly recorded with the Davidson County Probate Court Clerk. There are no debts, liens or encumbrances existing on the above-described real estate.

Debra Wray
Signature

Debra Wray
Print Name

May 8th 2023
Date

Donna G Thomas
Signature

Donna G Thomas
Print Name

5-8-2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Debra Wray and Donna Thomas, the within named beneficiaries, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 8th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 11-2-26

