This instrument prepared by:
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Karen Johnson Davidson County
Batch# 1017229 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, William Bowman, being first duly sworn, deposes and states, under oath as follows:

A. Thelma Marie Trapp owned a certain parcel of real property described as and located at

1. 1912 Seminole Avenue, Nashville, Tennessee 37112 (the Property).

B. On March 30, 1967, Walter A. Trapp and wife, Thelma Marie Trapp, purchased the property commonly known as 1912 Seminole Avenue, Nashville, Tennessee, 37112, by a deed of record in book 4116, page 462, in the Register's Office for Davidson County, Tennessee. Walter Trapp predeceased Thelma Trapp (hereinafter referred to as "Thelma").

C. According to an Affidavit of Heirship, of record in Instrument No. 20200709-0074916, Register's Office of Davidson County, Tennessee, Thelma Marie Trapp has since died on or about July 3, 2007.

D. Thelma Marie Trapp died intestate, with no children, and was predeceased by her husband, Walter Trapp. She was survived by the following siblings: Thomas Edward Smith, Jr., William Smith, Mattie Sewell, Gladys Sue Smith, Jean Marie Smith, and Sandra Lee Smith ("the Trapp Heirs") or their lineal descendants, if one or more of the Trapp Heirs didn't survive Thelma.

E. Upon the death of Thelma Marie Trapp, a portion of the interest in the below described real property was vested in her sister, Mattie Sewell, pursuant to the laws of descent and distribution of the State of Tennessee.

F. Mattie Sewell died on or about March 6, 2008. Her heirs at law were her five children, Daniel H. Sewell, Cecil Eugene Sewell, Mary Jane Broadway, Linda M. Roach, and Dorothy Sewell-Miller, each receiving an equal share of the interest owned by Mattie Sewell in the below described real property.

G. In 2007 Dorothy, in combination with her ex-husband, Roger Dale Miller (hereinafter referred to as "Roger"), began to exercise dominion and control over the Property to the exclusion of all others. Dorothy, Roger, and their two sons, Roger Ryan Miller and James Miller, began to pay the county real estate taxes, utilities, repairs and improvements on the Property and paid them to the date of this deed without any contribution or objection by the Trapp Heirs.

H. Prior to Thelma's death on July 3, 2007, the Millers divorced, and Dorothy Sewell-Miller moved to Florida, but Roger Dale Miller ("Roger") continued to live on the property. Dorothy Sewell-Miller a/k/a Dorothy Louise Miller died on or about March 16, 2021. She died intestate, unmarried, with her sole heirs at law being her son, James Adam Miller, and her son, Roger Ryan Miller.

I. The property in Davidson County, in which Dorothy Sewell-Miller a/k/a Dorothy Louise Miller owned an interest, is further described as:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Corinne Place Resubdivision, as of Record Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 3 fronts 50 feet on the northeasterly side of Seminole Avenue and extends back 142.71 feet on the northwesterly line and 109.16 feet on the southeasterly line to the southwesterly margin of Dunn Avenue, measuring 60.21 feet thereon.

This conveyance is made subject to a 30-foot building setback line from Seminole Avenue and from Dunn Avenue and conditions of owner's certificate, as shown on plan of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1912 Seminole Ave Irrevocable Trust, by Quitclaim Deed from Dorothy Sewell-Miller, of record in Instrument No. 20200902-0099635, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1912 Seminole Avenue, Nashville, Tennessee 37112.

This is the same legal description found in the last Instrument of record.

J. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

K. The Affiant had known Dorothy Sewell Miller a/k/a Dorothy Louise Miller for over 30 years as Friend (relation).

Further the Affiant Saith Not.

William Eugene Baughman
Affiant Signature

STATE OF FL
COUNTY OF ORANGE

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, William Baughman on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ORLANDO, FLORIDA, on this 20 day of JUNE, 2023.

Notary Public

My Commission Expires: 04/08/2026

Notary Public State of Florida
Jeffrey D Kaplan
My Commission
HH 236191
Exp. 4/8/2026

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 June 20, 2023

AFFIANT SIGNATURE

6/21/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of June, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026