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This instrument prepared by:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
File Number: BW23085

Karen Johnson Davidson County
Batch# 1051359 AFFIDAVITH
09/19/2023 09:20:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073318

AFFIDAVIT OF HEIRSHIP

Jennifer Harris, hereinafter referred to as Affiant, being first duly sworn, makes this affidavit of heirship in compliance with T. C. A. 30-2-712 as follows:

1. That Affiant resides at the following address: 4128 Giacomo Drive, Murfreesboro, TN 37128;

2. That Affiant personally knew Jeanette Dreaden Aldridge, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: family friend.

3. That Affiant knew that at date of death, said Decedent owned the following described real estate in Davidson County, Tennessee which is improved property commonly known as: 2515 David Drive, Nashville, TN 37214.

4. That Decedent died on June 20, 2023, and was at that time a resident of Davidson County, Tennessee;

5. That Decedent died without leaving a will;

6. That her spouse, William E. Aldridge, predeceased Decedent.
And she did not remarry:

7. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime, now living or deceased:

William Aldridge
Ken Aldridge

8. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

William Aldridge
Ken Aldridge

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

William Aldridge
Ken Aldridge

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

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

William Aldridge is also known as William E. Aldridge, Jr.

Ken Aldridge is also known as Kenneth Dale Aldridge

Date this 25th day of August, 2023.

Jennifer Harris

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Harris, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge. and who acknowledged that S he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, this 25 day of August, 2023.

Notary Public

My Commission Expires: 16 May 2026

KATELAND GIBBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A

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

LAND in Davidson County, Tennessee, being Lot No. 65 on the Map of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 80 feet along a curve on the southerly margin of David Drive and extends back 172.1 feet on the westerly line and 219.2 feet on the easterly line, which is a broken line, to a dead line in the rear measuring 117 feet thereon.

BEING the same property conveyed to Jeanette Dreaden Aldridge and husband, William E. Aldridge, as tenants by the entireties, by Quitclaim Deed from Frank M. Newman, Trustee, and in the same instrument conveyed to Frank M. Newman, Trustee by Jeanette Dreaden Aldridge and husband, William E. Aldridge, dated 6/8/1993 and recorded 6/10/1993 in Book 8977, Page 842; and the same property previously conveyed to Jeanette Dreaden Aldridge by Warranty Deed from Joe Henry Dreaden and wife, Gladys Earline Dreaden, dated 5/5/1984 and recorded 5/7/1984 in Book 6286, Page 650, Register's Office for Davidson County, Tennessee.

The said William E. Aldridge (aka William E. Aldridge, Sr.) died August 12, 2012, leaving the property vested solely in Jeanette Dreaden Aldridge.

The said Jeanette Dreaden Aldridge died intestate on June 20, 2023. According to an Affidavit of Heirship recorded in Instrument No. 20230919-0073318 Register's Office for Davidson County, Tennessee, William E. Aldridge, Jr. and Kenneth Dale Aldridge constitute the only heirs-at-law of Jeanette Dreaden Aldridge. Kenneth Dale Aldridge is conveying his interest in subject property to William E. Aldridge, Jr. by Quitclaim Deed dated September 11, 2023 and recorded 9/19/23 in Instrument No. 20230919-0073319, Register's Office for Davidson County.