BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This instrument was prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 37027

# AFFIDAVIT OF HEIRSHIP

*Tennessee Code Annotated § 30-2-712.*

Karen Johnson Davidson County
Batch# 1051377 AFFIDAVITH
09/19/2023 09:36:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230919-0073346

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is **Jimmie C. Benson**. I will refer to myself in this Affidavit as the Affiant.
2. I reside at 3017 Capps Dr. Nashville, TN 37207. [*street address, city, state, zip code*]
3. I have personal and family knowledge of the matters stated in this Affidavit and have personally known the decedent referenced herein for over 23 **years**.
4. On 5/21/2020 [*date of death*], **Emma Jean Carroll**, [*full name of decedent*] died at Nashville, TN, 37216, [*place of death*]. I will refer to this person as the Decedent.
5. The real property to which this Affidavit applies is located at 2913 and 2911 Glenmeade Drive, Nashville, TN 37216, [*address*] in Davidson County, Tennessee, more fully described as:

**Tract 1: (2913 Glenmeade Drive)**
A certain tract or parcel of land located in Davidson County, State of Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County, to which Plat reference is hereby made for a more accurate description of said lot.

**Tract 2: (2911 Glenmeade Drive)**
A certain tract or parcel of land located in Davidson County, State of Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County, to which Plat reference is hereby made for a more accurate description of said lot.

Being of the same property conveyed to Frank J. Carroll and wife, Susie M. Carroll by Deed dated June 2, 1961 from Irene Easley, a widow, recorded June 5, 1961, in Book 3226, Page 503, in the Official Records of Davidson County, Tennessee. The said Susie M. Carroll has

since died on 11-6-67, leaving Frankie J. Carroll as the sole owner being the surviving spouse. The Said Frankie J. Carroll has since died testate on 8/29/1975. His estate was probated in the Probate Court for Davidson County, Tennessee, Docket Number 65178 where he devised a life estate in the said property to his daughters, Frankie Hughes and Emma Jean Carroll, with a reminder interest to his children, Emma Jean Carroll, Joetta Carroll, Delores Carroll, Brenda Carroll, Barbara Sue Drake, and Frankie Hughes, and to the descendants of such as my have died per stirpes as per his Last Will and Testament and Affidavit of Heirship of record in Book 9298, page 900, said Register's Office.

and decedent referenced herein owned an interest in the described real estate.

6. At the time of the Decedent's death, the Decedent resided at 2913 Glenmeade Drive, Nashville, TN 37216. [*street address, city, state, zip code*]

7. The Decedent died intestate. The estate of the Decedent ..... [*select one*]
   XX Was not administered in a proceeding supervised by a court.
   Was administered in a proceeding supervised by a court in _____n/a_____ [*county and state*] in the _____n/a_____ [*court*] in case no. _____n/a_____.

8. Facts concerning my relationship to the Decedent are: I have been a family friend for 33 years and know the family. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Emma Jean Carroll (decedent by name).

   AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: **(If none, please state N/A)**

   That Emma Jean Carroll was ____ was not __XX___ married at the time of her/his death. If married, the spouse's name is ___N/A___n/a, as deceased was never married_____.

   That the following persons are all of the children of the Decedent, natural born or adopted, living or deceased (give names, addresses, ages, status (living or deceased): _____

   None.

   If there were deceased children, list their heirs/devisees (give names, addresses, ages, status-living or deceased). None

   If no spouse, or children, list all the decedent's parents, (give names, addresses, ages, status-living or deceased) __Frank James Carroll and Susie Grizzard Carroll---BOTH DECEASED_____

If no parents, list all the decedent's siblings, (give names, addresses, ages, status-living or deceased) If there is a deceased sibling, list their issue by representation.

Joetta Carroll---deceased, never married, children--None

Her Will is being probated at 22P-2314, where she devised all real property to Rivers Carroll, but it being contested at 23-0110-III.

Delores Carroll—Living

Brenda Nell Carroll—deceased, divorced, children---Anzio Gray, ~~[redacted]~~ Has and Rivers Carroll (both of age) NO Other

Barbara Sue Drake—Living

Frankie Hughes—deceased, divorced, children--None

If no siblings, list all grandparents (give names, address, ages, status-living or deceased). If there is a deceased grandparent, list their issue by representation. n/a

FURTHER THE AFFIANT SAITH NOT.

**Jimmie C. Benson**--Affiant Signature

Sworn to and subscribed before me this the 28th day of April, 2023.

STEVE ALLISON GARNAUTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NOTARY PUBLIC

My Commission expires: 7-3-23

State of Tennessee )

County of Davidson )

Before me, Steve Garnauty, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, **Jimmie C. Benson**, 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.

Witness my hand and official seal at Nashville (city), Tennessee (state), this the 28th day of April, 2023.

STEVE ALLISON GARNAUTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NOTARY PUBLIC

My Commission expires: 7-3-23