THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1052786 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
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AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

Comes the affiant, D. Harris being first duly sworn according to law, pursuant to Tenn. Code Ann. § 30-2-712, and hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity:

1. I am and have been fully acquainted with the family and descendants of Austin J. Jones (the "Decedent"), and I have personal knowledge of the facts recited in this affidavit.

2. The Decedent, a resident of Madison, Davidson County, Tennessee, died January 13, 2023.

3. To the best of my knowledge, the Decedent died without a Last Will and Testament.

4. The Decedent did not receive any benefits from the Bureau of TennCare or any other state assistance for nursing facility services and/or home and community based services.

5. The Decedent was survived by his wife, Patricia A. Jones.

6. To the best of my knowledge, Patricia A. Jones, is the only heir-at-law of the Decedent, and she is over the age of eighteen (18) years.

7. This Affidavit of Heirship is given for general purposes and specifically to establish the vesting of title in the Decedent's heir-at-law of the Decedent's fifty percent (50%) tenant in common interest in that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows (the "Property"):

   LAND in the First Ward of the City of Nashville, Davidson County, Tennessee, being the northerly 30 feet of Lot No. 412, and the southerly 10 feet of Lot no. 414 of the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for the said County.

SAID parts of Lot Nos. 412 and 414 front together 40 feet on the westerly side of 7th Avenue North, formerly Vine Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charles Jones and Austin J. Jones, by deed from Gladys Hicks, of record as Instrument No. 20060914-0113928, Register's Office for Davidson County, Tennessee.

Map & Parcel: 081-08-0-193.00

Property Address: 1805 7th Avenue North, Nashville, TN 37208

Further affiant saith not.

Dated effective as of the 26th day of June, 2023.

AFFIANT:

STATE OF Davidson
COUNTY OF Tennessee

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared _____, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained as his/her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, effective as of the 26th day of June, 2023.

Ashley McDonald
Notary Public

My commission expires: 3-3-2025

ASHLEY MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns do hereby 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 26, 2023 (date of document).

J.R.B.
Affiant Signature

9/21/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of Sept., 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-07-2026