This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 1060851 AFFIDAVITH
10/16/2023 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0080919

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **Ivory McDowell**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 726 Moorman's Arm Rd. Nashville, TN. 37207.

2. I was the Next Door Neighbor of **ANNIE R. CLEGGETT**, *deceased*, and was acquainted with the her for 50 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **ANNIE R. CLEGGETT** (The Deceased) died on October 7, 2023, in Sumner County, Tennessee. Her permanent residence was 724 Moorman's Arm Road, Nashville, TN. 37207.

4. At the time of her death, **ANNIE R. CLEGGETT** was unmarried. The surviving next of kin of the deceased were her only children:
Angela R. Cleggett, Peter A. Cleggett, and **Michelle A. Cleggett.**
The said **ANNIE R. CLEGGETT** never had any other children, natural or adopted, and the individuals listed herein are her sole heirs at law.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by ANNIE R. CLEGGETT in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Description Exhibit "A"

Ivory McDowell, Affiant 10/16/2023

Tax Map # 059 15 0 106.00

Send Tax bill to:

Name: Angela R. Cleggett.
Address: 724 Moorman's Arm Rd.
Nashville, TN. 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared Ivory McDowell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 16th day of Oct., 2023.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 05/06/2024

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 110 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

Said Lot fronts 65 feet on the Northerly side of Moorman's Arm Road and extends back between parallel lines 135 feet to a dead line.

Being all the same property conveyed to Annie R. Cleggett by deed from Leroy Cain, Jr. Trustee, dated February 8, 2011, and of record as Instrument #20110209-0011308, Register's Office for Davidson County, Tennessee.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct. 16 2023.

Leroy Johnston Ellis, IV, Affiant

Oct 16, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 16 day of October, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
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Johnny@LJELAW.com