THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:

Map and Parcel **044 14 0 098.00**

Theresa Gail Dickson
917 Fowler St.
Old Hickory, TN 37138

Cynthia Denise Miller
3107 Lakeland Dr.
Nashville, TN 37214

John Harold Richard Bevels
4394 N. Chapel Rd.
Franklin, TN 37067

Cary Curd
350 Old Shackle Island Rd.
Apt B29
Hendersonville, TN 37075

Joshua Wright
1110 Poplar Ave.
Murfreesboro, TN 37129

Lauren Wright
520 Armstrong Rd.
Castilian Springs, TN 37031

Austin Curd
117 Crystal Ln.
Westmoreland, TN 37186

Kendall Curd
1005 Steed Ct.
Gallatin, TN 37066

SEND TAX NOTICE TO:

John Harold Richard Bevels, et al.
4394 N. Chapel Rd.
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, Vicki Cothern (Print Affiant Name), residing at 638 Truston Ct (Affiant Address), Friend (Relationship of Affiant to Decedent) of GLADYS J. NICKS, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On September 27, 2013, Gladys J. Nicks (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, she resided at 917 Fowler Street, Old Hickory, Tennessee 37138.

4. Decedent died without a valid will.

5. At the time of his/her death, GLADYS J. NICKS, owned a 100% interest in the following described property:

Karen Johnson Davidson County
Batch# 1064800 AFFIDAVITH
10/26/2023 08:17:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20231026-0083699

Certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 83 on the Map of Rolling Green subdivision, Section 1, of record in Book 1424, page 75, Register's Office for said County.

Said Lot No. 83 fronts 94 feet on the easterly side of Fowler Street and runs back between parallel-lines 172.5 feet to a dead line.

Being the same property conveyed to John H. Nicks and wife, Gladys J. Nicks from Joseph H. Wiggins and wife, Virginia Walker Wiggins, recorded on April 23, 1956, Book 86, Page 49, Register's Office for Davidson County, Tennessee. Having taken the title as Tenants by the Entirety, upon the death of John H. Nicks on June 2, 1977, Gladys J. Nicks became the sole owner in fee simple.

917/919 Fowler Street, Old Hickory, Tennessee 37138
Map and Parcel 044 14 0 098.00

6. The Decedent was widowed and was the mother of two children, Fay C. Smith and Johnnie Delores Bevels, both of whom survived her.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows:

Fay C. Smith	50%
Johnnie Delores Bevels	50%

8. Fay C. Smith was widowed and died without issue, both her parents (John H. Nicks and Gladys J. Nicks) predeceased her. Upon the death of Fay C. Smith, the ownership interested vested in the estate of her sibling as follows:

   Johnnie Delores Bevels 100%

9. Johnnie Delores Bevels was widowed and was the mother of four children, three of whom survived her: Theresa Gail Dickson, Cynthia Denise Miller, and John Harold Richard Bevels; and one child, Terri Suzanne Wright, who predeceased her.

   Terri Suzanne Wright, Johnny Delores Bevels' deceased daughter, was the mother of four children, three of whom survived her: Cary Curd, Joshua Wright, and; Lauren Wright, and one child, Brad Curd, who predeceased her.

   Brad Curd, son of Terri Suzanne Wright, was the father of two children, both of whom survived him: Austin Curd and Kendall Curd.

The ownership interest in the property now vests as follows:

Theresa Gail Dickson	25%
Cynthia Denise Miller	25%
John Harold Richard Bevels	25%
Cary Curd	6.25%
Joshua Wright	6.25%
Lauren Wright	6.25%
Austin Curd	3.125%
Kendall Curd	3.125%

This property commonly known as: 917/919 Fowler Street, Old Hickory, TN 37138

Signed this 18 day of October, 2023.

Affiant Signature

VICKI COTHERN, Affiant

Print Affiant Name

State of Tennessee)

County of Davidson)

Signed and sworn (or affirmed) before me on 10/18, 2023 by Vicki Cothern

Affiant Name

Notary Public

(seal)

My Commission Expires: My Commission Expires May 09, 2026

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.