Karen Johnson Davidson County
Batch# 1068507 AFFIDAVITH
11/03/2023 01:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231103-0086325

AFFIDAVIT OF HEIRSHIP

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Katherine Danley and Charles Langford, (herein "Affiants"), who being first duly sworn, did depose and say:

1. That Katherine Danley declares that she is a resident of the County of Wilson, State of Tennessee.

2. That Charles Langford declares that he is a resident of the County of WILSON, State of Tennessee.

3. The Affiants declare that we have personal knowledge of the heirs-at-law of **Vivian L. Smith (AKA Amanda Vivian Langford Smith) (herein "Decedent").**

4. That **Decedent** died without a will (intestate) on **January 16, 2022**, a resident of Davidson County, Tennessee.

5. That **Decedent** was a widower at the time of her death. That her husband, Carl E. Smith (AKA Carl Edward Smith) predeceased her on August 26, 2003.

6. The only children born to or adopted by **Decedent** during her lifetime are the following:
   a. **Mark Langford; and**
   b. **Scott Langford.**

7. That said Mark Langford (AKA Mark Daniel Langford) predeceased **Decedent** having died on September 27, 2012. Said Mark Langford left the following heirs at law:
   a. Katherine Danley
   b. Charles Langford
   c. Amanda McReynolds
   (See additional Affidavit of Heirship attached hereto.)

8. That said Scott Langford (AKA Scott Micah Langford) predeceased Decedent having died on August 14, 2018. Said Scott Langford left the following heirs-at-law:
   a. Daniel Langford
   (See additional Affidavit of Heirship attached hereto.)

9. That said Katherine Danley, Charles Langford, Amanda McReynolds, and Daniel Langford are the only heirs-at-law having an estate of inheritance in Decedent's land.

10. That at the time of **Decedent's** death, she owned certain real property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is the same property designated as Map and Parcel 084-06-0-009.00, Davidson County, Tennessee.

Being part of the same property conveyed to Carl E. Smith and wife, Vivian L. Smith, by Quitclaim Deed in Book 10394, Page 589, Register's Office for Davidson County, Tennessee. The said Carl E. Smith died on August 26, 2003, leaving Vivian L. Smith as the sole surviving tenant by the entirety.

This unimproved property has a common address of 0 Briley Parkway, Nashville, TN 37214.

11. If available, see TennCare release attached hereto and made a part hereof on Vivian Smith.

Further, Affiants sayeth not.

IN TESTIMONY WHEREOF, we hereunto subscribe our names this 14th day of June 2023.

Katherine Danley, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Katherine Danley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June 2023.

Notary Public

My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

Charles Langford, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles Langford with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of May 2023.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

Prepared by:
Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

EXHIBIT A

TRACT II:
A strip or tract of land lying between the rear Lot lines of Lot Nos. 115, 116, 117, 118 and 119 and the Easterly margin of Briley Parkway. Also being the remainder of Lot Nos. 110, 111, 112, 113 and a small tract marked Reserved adjoining said Lot 110, of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and not used for right-of-way for Briley Parkway and described together as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113, 114 and 115; thence North 35 deg. 46' 54" East 705.55 feet along the Easterly margin of Briley Parkway to a point; thence South 85 deg. 03' East 227.3 feet along the Northerly boundary line of Sunny Acres Subdivision, Section IV, Book 2900, Page 2, Register's Office for Davidson County, Tennessee, to a point; thence South 37 deg. 17' West 201.5 feet along the rear of said Lot No. 119 to a point; thence South 60 deg. 20' 30" West 154.6 feet along the rear of said Lot No. 118 to a point; thence South 43 deg. 02' 30" West 291.8 feet along the rear of said Lot No. 117 and part of Lot 116 to a point; thence South 60 deg. 39' West 210.2 feet alont the rear of said part of lot No. 116 and Lot 115, to the point of beginning and containing 2.04 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS:

A triangular shaped tract of land lying between the rear of Lot No. 115 and the Easterly margin of Briley Parkway and being part of the remainder of Lot No. 113 of Sunny Acres Subdivision, Section IV, Book 2900, Page 2, Register's Office for Davidson County, Tennessee. Not used for right-of-way for Briley Parkway and described as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos 113, 114 and 115; thence North 39 deg. 39' 30" East 160.80 feet along the Easterly margin of Briley Parkway to a point; thence South 27 deg. 10' 15" East 66.47 feet along a line as if the line between Lots Nos. 115 and 116 were extended; thence South 64 deg. 09' 30" West 147.85 feet along the rear line between Lot 113 and 115 to the point of beginning and containing 4,905 square feet or 0.11 acres.

A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and 112 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 116 and 117 as shown on the said Subdivision North 27 deg. 06' 00" West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 deg. 39' 30" East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 deg. 08' 00" East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extedned to the East margin of Briley Parkway; thence South 46 deg. 46' 30" West 156.10 feet along the rear of Lot No. 117 to the point of beginning and containing 18,333 square feet, or 0.42 acres.

[continued on following page]

A tract of land lying between the rear of Lot Nos. 118 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and a small tract marked "Reserved" adjoining said Lot 110 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 117 and 118 as shown on said Subdivision; thence North 27 deg. 08' 00" West 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway thence North 39 deg. 39' 30" East 181.02 feet along the East margin of Briley Parkway to a point; thence South 25 deg. 41' 23" West 206.37 feet to the rear corner of Lot Nos. 118 and 119; thence South 64 deg. 23' 30" West 154.60 feet along the rear of Lot No. 118 to the point of beginning and containing 27,514 square feet of 0.63 acres.

A tract of land lying to and adjoining the rear of Lot No. 119, being part of a small Tract marked "Reserved" and **adjoining** Lot Nos. 110 and 119 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at the rear corner of Lot Nos. 118 and 119 as shown on the said Subdivision; thence North 25 deg. 41' 23" West 206.37 feet along a line to a point on the East margin of Briley Parkway; thence leaving said margin of Briley Parkway South 80 deg. 52' 00" East 227.30 feet along the McGavock Park property line to the rear corner of Lot Nos. 119 and 120; thence South 42 deg. 00' 00" West 201.70 feet along the rear corner of Lot Nos. 119 to the point of beginning. Being triangular in shape and containing 19,254 square feet or 0.44 acres.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 14th, 2023 (date of document).

Cindy S. Smith, Affiant

11/3/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of November, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026