Karen Johnson Davidson County
Batch# 1068795 AFFIDAVITH
11/06/2023 01:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231106-0086735

THIS INSTRUMENT WAS PREPARED BY:
R. Houston Akin, Attorney
615 Main Street, B25
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP RE: WILLIAM H. KEESEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2023, before me personally appeared Nanassa Zale Roberson, "Affiant", who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 241 Broadmoor Drive, Nashville, TN 37207; and

That she is a niece of William H. Keesee, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about February 5, 2014, a resident of Davidson County, Tennessee, residing at 1100 North 8th Street, Nashville, TN 37207; and

That Decedent was divorced at the time of his death; and

That Decedent was survived by his son Henry D. Keesee and his daughter, Litrechia Jackson, Decedent's only biological or adopted children; and

Henry D. Keesee and Litrechia Jackson are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by any title company to determine ownership of the premises described as follows:

Situated in Davidson County, State of Tennessee, and being Lots Nos. 301 and 302 on the Map of Oakwood Park Subdivision, of record in Book 421, page 12, Register's Office for said County, described according to a survey by T. R. Sanford, Surveyor, dated July 2, 1962, as follows:

Said lots adjoin and front together 62 feet on the west side of North 8th Street (according to actual field measure 67 feet) and run back between parallel lines, along the north margin of Evanston Avenue, 165 feet to a 15 foot alley in the rear, including but excluding therefrom, however, a triangle consisting of 74 square feet, more or less, that was conveyed to The Nashville. Housing Authority by deed from Lee Russell and wife, of record in Book 3280, page 457, said Register's Office, said triangle being at the northwest corner of North 8th Street and Evanston Avenue as shown on the recorded plan.

Being the same property conveyed to William H. Keesee and wife, Charlotte Keesee, by deed from James C. Pickett and wife, Lois T. Pickett, of record in Book 3406, page 383, in said Register's Office. All right, title, and interest having been divested out of Charlotte Arizona Harris Keesee and vested in William Henry Keesee by final decree of the Fourth Circuit Court of Davidson County, Tennessee, Case No. 73166, entered December 2, 1974, and recorded in Book 4913, page 130, Register's Office for Davidson County, Tennessee.

Affiant hereby avers that prior Affidavit of Heirship of record in Instrument No. 20230404-0024578, Register's Office for Davidson County, Tennessee, was in error insofar as it omitted Litrechia Jackson as an heir.

Further, Affiant sayeth not.

Nanassa Zale Roberson (L.S.)
Nanassa Zale Roberson

SUBSCRIBED AND SWORN TO before me this 3rd day of November, 2023.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Nanassa Zale Roberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 3rd day of November, 2023.

Notary Public

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 3, 2023.

November 6, 2023

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6th day of November, 2023.

Notary Public:

My Commission Expires: 7.6.26