Map & Parcel No 81-15-65

Prepared by:
Law Office of Robert Greene
Quorum Financial Center
4121 Clarksville Pike, Suite 8
Nashville, Tennessee 37218

Karen Johnson Davidson County
Batch# 1069876 AFFIDAVITH
11/08/2023 02:59:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
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STATE OF TENNESSEE)
): ss
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP

Clara Elam after first duly sworn accordingly to law and pursuant to Tennessee Code Annotated Section 30-2-712 makes oath as follows:

1. I am a resident of Davidson County, Tennessee residing at 710 Ledford Drive Nashville, Tennessee 37207.

2. That I am familiar with and have personal knowledge of the family history of Charles E. McGruder and wife Irene McGruder having known them and members of their family for over Sixty (60) years. The said Charles E. McGruder and Wife, Irene McGruder both deceased, Irene McGruder being the survivor, who at the time of her death, was owner of the following property located in Davidson County, Tennessee described as follows: to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF

This is improved property known as 1524 22nd Avenue North Nashville, Tennessee 37208

3. That Charles McGruder died on February 26, 2015 survived by his wife, Irene McGruder.

4. That Irene McGruder who did not remarry died September 13, 2023 and at the time of

her death was survived by three (3) children, Marsha Weaver, Kim Weaver and Marshall Weaver, II each owning an undivided 1/3rd interest.

6. That the current owners and sole surviving heirs at law of Irene McGruder are Marsha Weaver, Kim Weaver and Marshall Weaver, II.

7. Said decedent left no other children or adopted children or descendants of deceased children or adopted children.

8. That the said Marsha Weaver, Kim Weaver and Marshall Weaver, II decedent's . sole surviving heirs at law are all over the age of 18 years.

9. Irene McGruder did not have a Will or any other testamentary instrument probated in The State of Tennessee.

AFFIANT SAITH FURTHER NOT.

Clara Elam

CLARA ELAM

Sworn to and subscribed before me this 2nd day of November 2023.

Robert Greene

NOTARY PUBLIC

My Commission Expires: 11/03/25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

SEND TAX BILLS TO
Marsha Weaver
1524 22nd Avenue North
Nashville, Tennessee 37208

EXHIBIT "A"

Tract No.1:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 67 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition, as of record in Book 161, page 132, Register's Office for said County.

Said part of Lot No. 67 fronts 25 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and extends back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Charles E. McGruder and wife Irene McGruder by Quitclaim Deed from Robert Greene, Trustee of record as Instrument No. 20030306-0029910 Register's Office for Davidson County, Tennessee. The said Charles McGruder and wife Irene McGruder both having since died.

Tract No. 2

Land in Davidson County, Tennessee, being the southerly half of Lot No. 67 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition, as of record in Book 161, page 132, Register's Office for said County.

Said part of Lot No. 67 fronts 25 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and extends back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Charles E. McGruder and wife Irene McGruder by Quitclaim Deed from Robert Greene, Trustee of record as Instrument No. 20030306-0029910 Register's Office for Davidson County, Tennessee. The said Charles McGruder and wife, Irene McGruder both having since died.