THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMIN ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY

Karen Johnson
Batch # 1090467
01/11/2024 08:04:35 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
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AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **CARL C. LAMMERS** whose mailing address is **6507 Overbrooke Court, Crestwood, KY 40014** and **MARCUS N. BELL** whose mailing address is **1540 South Mt. Juliet Road, Mt. Juliet, TN 37122**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **ELVA MARIE WALLACE**.

2. **ELVA MARIE WALLACE** died **July 16, 2012**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **207 Whorley Drive, Nashville, TN 37217 [MAP AND PARCEL:** 150 01 0 078.00**].**

> Land in Davidson County, Tennessee, being Lot 259 on the Plan of Edge-O-Lake Estates, Section III, as of record in Plat Book 3600, Page 82, Register's Office for said County.
>
> Said Lot No. 259 fronts 70.05 feet on the northerly side of Whorley Drive and runs back between lines measuring 187.04 feet on the easterly side and 125.38 feet on the westerly side to a dead line in the rear on which it measures 99.11 feet.
>
> Being the same property conveyed to Elva Marie Wallace, by deed from Charles C. Morrow as Trustee, dated August 30, 1978, and recorded August 31, 1978, of record in Book 5332, Page 125, in the Register's Office for Davidson County, Tennessee.

3. **ELVA MARIE WALLACE** was unmarried at the time of her death.

4. The decedent was survived by seven (7) adult children: **PEGGY A. LAMMERS** whose address is **6507 Overbrooke Court, Crestwood, KY 40014**, **JOHN WALLACE, JR.** whose address is **6909 Sweet Water Drive, Plano, TX 75023**, **DEBORAH WALLACE** whose address is **701 Enon Springs Road East, Lot 119, Smyrna, TN 37167**, **TAMMY BONDY** whose address is **3495 Iroquois Trail, Monroe, MI 48162**, **BOBBIE FLOYD** whose address is **207 Whorley Drive, Nashville, TN 37217**, **LANA J. BELL** whose address is **1540 South Mt. Juliet Road, Mt. Juliet, TN 37122**, and **JACQUELINE WALLACE** who died after the decedent on November 10, 2015. The decedent was preceded in death by one (1) adult child, **BONNIE GRECO**. **BONNIE GRECO** predeceased the decedent on July 25, 2010, and was survived by four (4) adult children: **BONNIE VERHOW** whose address is **5144 Cinquefoil Lane, Fort Collins, CO 80528**, **CURT COUGHLIN** whose address is **1162 North McKemy Avenue, Chandler, AZ 85226**, **MATT GRECO** whose address is **923 Daphne Drive, Loveland, CO 80537**, and **MICHAEL GRECO**, whose address is **648 South Saddle Street, Gilbert, AZ 85233**. As such, said children and grandchildren are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **ELVA MARIE WALLACE** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **ELVA MARIE WALLACE** in **PEGGY A. LAMMERS** vesting with $1/8^{th}$ interest in said property, **JOHN WALLACE, JR.** vested with $1/8^{th}$ interest in said property, **DEBORAH WALLACE** vesting with $1/8^{th}$ interest in said property, **TAMMY BONDY** vesting

with 1/8th interest in said property, **BOBBIE FLOYD** vesting with 1/8th interest in said property, **LANA J. BELL** vesting with 1/8th interest in said property, **JACQUELINE WALLACE** vesting with a 1/8th interest in said property, **BONNIE VERHOW** vesting with a 1/32nd interest in said property, **CURT COUGHLIN** vesting with a 1/32nd interest in said property, **MATT GRECO** vesting with a 1/32nd interest in said property, and **MICHAEL GRECO** vesting with a 1/32nd interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 13th day of DECEMBER, 2023.

CARL C. LAMMERS

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF Oldham)

SIERRA SIEGEL
Notary Public
Commonwealth of Kentucky
Commission Number KYNP56032
My Commission Expires Jul 28, 2026

Personally, appeared before me, **CARL C. LAMMERS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 13 day of December, 2023.

Notary Public

My Commission Expires: 7/28/2026.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 22 day of December, 2023.

Marcus N. Bell
MARCUS N. BELL

KELLY DEW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Aug. 23, 2026

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally, appeared before me, **MARCUS N. BELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 22 day of December, 2023.

Kelly Dew
Notary Public

My Commission Expires: 8-23-2026.