Karen Johnson Davidson County
Batch # 1094112 AFFIDAVITH
01/25/2024 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005170

This instrument prepared by:
M. Ben Moore, II
Price, Hill, Kolarich & Moore
214 Second Avenue, North
Suite 205
Nashville, Tennessee 37201

AFFIDAVIT OF HEIRSHIP

Address of Property:
676 Harding Place
Nashville, Tennessee 37211

Parcel ID
14701006800

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 30-2-712, the undersigned, being duly sworn, deposes and says:

1. My full name is Philip Joseph Ollapally. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 804 Forest Hills Drive, Nashville, Tennessee 37220.

3. I have personal knowledge of the matters stated in this Affidavit.

4. I am a personal friend of John Downton (the "Decedent") and have been for about forty (40) years. The Decedent passed away on September 26, 2022.

5. At the time of his death, the Decedent was married to Andacelia Rojas-Downton and resided in the real property located at 676 Harding Place, Nashville, Tennessee (the "Real Property").

6. The Real Property to which this Affidavit is more fully described as:

Land in Davidson County, Tennessee and being Lot No. 487 on the Plan of Caldwell Hall, Section VI, as of record in Plat Book 2900, page 148, register's Office for said County and reference is hereby made to said plat for a more complete and binding description.

Said Lot No. 487 fronts 80 feet on the north side of Harding Place and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Helen M. Blakely, by deed of record in Book 3649, page 469, Register's office for Davidson, County, Tennessee.

Being the same property conveyed from Helen M. Blakely by deed to John William Downton on June 21, 2012 and filed for record under Instrument No. 20120626-0055799, Register's Office for Davidson County, Tennessee.

7. The Decedent died without a will. The following are the Decedents heirs at law:

Andacelia Rojas-Downton-Surviving Spouse
Lucy M. Townsend- Daughter
Mark J. Downton- Son
Matthew J. Downton- Son
Mary Downton- Daughter

8. Andacelia Rojas-Downton as the Surviving Spouse owns 33.33% of the Real Property pursuant to Tenn. Code Ann. § 31-2-104 (a)(2).

9. Lucy M. Townsend, Mark J. Downton, Matthew J. Downton and Mary Downton own 16.66% each of the Real Property pursuant to Tenn. Code Ann. § 31-2-104 (b)(1).

10. I am not an heir of the Decedent nor do I have a financial interest in the above-described Real Property.

FURTHER AFFIANT SAYETH NOT.

WITNESS my hand, this 24th day of January, 2024.

Philip Joseph Ollapally

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

Witness my hand and seal this 24th day of January, 2024.

Charlotte E. Herring

NOTARY PUBLIC

My commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
MAY 05, 2025