Karen Johnson Davidson County
Batch# 1096532 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20240131-0006885

This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: January 26, 2024 File No.: 23-1839	Property: 0 Wade Avenue Lot 6 Nashville, TN 37203
Buyer(s): CW Building Group, LLC	Seller(s): Estate of Edward Sutton, Jr.

DEIDRE HUGHES and LATEASHA HUGHES, hereinafter referred to as Affiants, being first duly sworn, make oath as follows:

1. That Affiants are at least eighteen (18) years of age, and are residents of Davidson County, Tennessee, residing at 524 Spring Garden Court, Antioch, TN 37013.

2. That Affiants personally knew of **JEMIMA WEBB RILEY aka JEMMIA W. RILEY**, deceased, hereinafter referred to as Decedent, and have personal knowledge of the family of Decedent by reason of the following:

Deidre: Mother was Georgia Sutton, who was raised by Jennie Lee Simpson and William H. Simpson with help from Jemima Webb Riley
Lateasha: Grandmother was Georgia Sutton and is familiar with the family history.

3. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiants knew that at date of death said Decedent held a **33 1/3%** undivided interest in the following described real estate in **DAVIDSON** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of William A. Roache's Subdivision of Lot No. 9 in Jones & Dudley's Addition of record in Plat Book 421, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William H. Simpson and wife, Jennie W. Simpson and Jemmia W. Riley by Warranty Deed from Ruby Christine Cross of record in Book 1882, page 545, Register's Office for Davidson County, Tennessee, dated September 18, 1950 and recorded on September 22, 1950.

The said Jemmia W. Riley aka Jemima Webb Riley became deceased on February 25, 1966 thereby vesting all of her interest in and to the subject property in her daughter and sole heir-at-law, Jennie W. Simpson.

The said Jennie W. Simpson became deceased thereby vesting all of her interest in and to the subject property in her husband, William H. Simpson, as the surviving tenant by the entirety.

The said William H. Simpson became deceased, as per the terms of his Last Will and Testament of record in Book 7209, Page 679, Register's Office for Davidson County, Tennessee, he devised all his interest in and to the subject property to his sister, Georgia Compton Sutton.

Being a portion of the same property conveyed to Georgia Compton Sutton and Edward Sutton, Jr., wife and husband, joint tenants with rights of survivorship by Quitclaim Deed from Georgia Compton Sutton of record in Instrument Number 20110701-0050838, Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on July 01, 2011.

The said Georgia Compton Sutton became deceased on July 24, 2015, thereby vesting all of her interest in and to the subject property in her husband, Edward Sutton, Jr., as the surviving tenant by the entirety.

The said Edward Sutton, Jr. became deceased on November 04, 2022, as per the terms of his Last Will and Testament of record at Docket No. 23P1705 in the Probate Court for Davidson County, Tennessee, he named Deidre Anese Hughes as his personal representative, thereby giving her the authority to administer and sell the property as part of his estate.

7. That Decedent died on **FEBRUARY 25, 1966,** and was at the time a resident of **1009 WADE AVENUE NASHVILLE, TN 37203,** Davidson County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Jennie Lee Simpson AKA Jennie W. Simpson

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Jennie Lee Simpson AKA Jennie W. Simpson

10. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 26th day of January, 2024.

DEIDRE HUGHES, Affiant

LATEASHA HUGHES, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 26th day of January, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 26, 2024** (date of document).

Affiant Signature

January 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25