THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **LEVONNE JACKSON** whose mailing address is **120 Rising Private Lane, Gallatin, Tennessee 37066**, and **VONNESEZETTA CLEMMONS** whose mailing address is **4214 Hermitage Road, Old Hickory, Tennessee 37138**.

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 **MARY BABER.**

2. **MARY BABER** died **April 13, 2011**, owning a 2/27th interest in a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **717 North 2nd Street, Nashville, Tennessee 37207 [MAP AND PARCEL: 082 07 0 228.00].**

> Being Lot No. 2 on the Plan of R.D. Goodlett Subdivision, of record in Book 57, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.
>
> Being the same property conveyed to Argie Mae Jackson and Chalmers Jackson, Jr., and Mollie Pearl Jackson, by Warranty Deed from Frank S. Butler, by Dan N. Butler as the Conservator, dated January 18, 1985, and recorded January 24, 1985, of record in Book 6480, Page 294, in the Register's Office for Davidson County, Tennessee.
>
> Reference is hereby made to the Order Reforming Deed, Case No. 96-534-III, filed July 18, 1996, and recorded July 30, 1996, of record in Book 10136, Page 632, in the Register's Office for Davidson County, Tennessee.
>
> Chalmers Jackson, Jr. died intestate November 24, 2010, survived by his spouse, Mollie Pearl Jackson, and nine adult children: Mary Baber, Robert Jackson,

Karen Johnson Davidson County
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Chalmers Jackson, III, Lawrence Jackson, Larry Jackson, Marion Jackson, Garey Lee Jackson, Ray Lee Jackson, and Argie Mae Jackson-Crosby. Reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20240112-0002604, in the Register's Office for Davidson County, Tennessee.

3. **MARY BABER** was unmarried at the time of her death as her husband, **JAMES RUSSELL BABER** predeceased her on June 11, 1972.

4. The decedent was survived by two adult children: **GREGORY BABER, JR.** whose address is **1516 Hampton Street, Apt. 306, Nashville, Tennessee 37207**, and **VANETTA BABER** whose address is **1815 Allison Place, Nashville, Tennessee 37203**. As such, said children 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 **MARY BABER** 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 **MARY BABER** in **GREGORY BABER, JR.** vested with $1/27^{th}$ interest in said property and **VANETTA BABER** vested with $1/27^{th}$ 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 9th day of January, 2024.

LEVONNE JACKSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **LEVONNE JACKSON**, 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 9th day of January, 2024.

Notary Public

My Commission Expires: 1/4/27.

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 9th day of January, 2024.

VONNESEZETTA CLEMMONS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **VONNESEZETTA CLEMMONS**, 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 9th day of January, 2024.

Notary Public

My Commission Expires: 1/4/27.

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY