THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1502 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PR HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATI ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUC

Karen Johnson
Batch # 1100506
02/13/2024 08:35:34 AM
Fees: $27.00 Taxes: $0.00
Davidson County
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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 **MOLLIE PEARL JACKSON**.

2. **MOLLIE PEARL JACKSON** died October 26, 2017, owning 44.444% 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, 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. 20240202-0007345, in the Register's Office for Davidson County, Tennessee.

Mary Baber died intestate April 13, 2011, survived by two adult children: Gregory Baber, Jr. and Vanetta Baber. Reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20240202-0007345, in the Register's Office for Davidson County, Tennessee.

3. **MOLLIE PEARL JACKSON** was unmarried at the time of her death as her husband, **CHALMER JACKSON, JR** predeceased her on November 24, 2010.

4. The decedent was survived by eight adult children: **ROBERT JACKSON** whose address is **2302 Lloyd Avenue, Nashville, Tennessee 37218**, **CHALMERS JACKSON, III** whose address is **2020 Herman Street, Nashville, Tennessee 37208**, **LAWRENCE JACKSON** whose address is **2433 Monticello Drive, Nashville, Tennessee 37207**, **LARRY JACKSON** whose address is **3244 Hinkle Drive, Nashville, Tennessee 37218**, **MARION JACKSON** whose address is **106 Sunset Drive, Nashville, Tennessee 37207**, **GAREY LEE JACKSON** whose address is **2020 Herman Street, Nashville, Tennessee 37208**, **RAY LEE JACKSON** whose address is **805 Hallstone Court, Hermitage, Tennessee 37076**, and **ARGIE MAE JACKSON-CROSBY** whose address is **717 North 2nd Street, Nashville, Tennessee 37207**.

5. The decedent was preceded in death by her daughter **MARY BABER** on April 13, 2011. **MARY BABER** 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 and grandchildren are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

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

7. The decedent died without a Last Will and Testament. Probate of the estate of **MOLLIE PEARL JACKSON** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

8. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **MOLLIE PEARL JACKSON** in **ROBERT JACKSON** vesting with 4/81 interest in said property, **CHALMERS JACKSON, III** vesting with 4/81 interest in said property, **LAWRENCE JACKSON** vesting with 4/81 interest in said property, **LARRY JACKSON** vesting with 4/81 interest in said property, **MARION JACKSON** vesting with 4/81 interest in said property, **GAREY LEE JACKSON** vesting with 4/81 interest in said property, **RAY LEE JACKSON** vesting with 4/81 interest in said property, **ARGIE MAE JACKSON-CROSBY** vesting with 4/81 interest in said property, **GREGORY BABER, JR.** vesting with 2/81 interest in said property and **VANETTA BABER** vesting with 2/81 interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

9. 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.

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My Commission Expires: 1/4/27.

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY