Karen Johnson Davidson County
Batch # 1102671 AFFIDAVITH
02/21/2024 09:26:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240221-0011789

Box 10A

Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Jamelle Leggs, after first being duly sworn, states that she is an adult citizen and resident of Nashville, Davidson County, Tennessee.

I am a friend of the Mary I. Penney family. I have been a friend for 30 years.

She states that Mary I. Penney died on January 27, 2022. Mary I. Penney was married to William Penney. William Penney died on November 9, 1993. Prior to her marriage with Mr. Penney, she had three children, John Robert Rucker, Sr., Clarence Jackson Rucker, and Brenda Ann Rucker. Mary I. Penney was the owner of real estate at 1609 24th Avenue North, Nashville, Tennessee 37208, more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as record in Book 421, Page 188, Register's Office for said County, described as follows:
>
> Beginning at the Northwest corner of the intersection of 24th Avenue North and Burch Street; thence, with the North margin of Burch Street, westwardly 150 feet to a point; thence, northwestwardly 50 feet to a point; thence eastwardly 150 feet to a point in the West margin of 24th Avenue North; thence, with said margin southwardly 50 feet to the point of Beginning.
>
> Being the same property conveyed to Bobbie Leggs and Mary I. Penney by Deed of record in Book 6604, Page 27, Register's Office for Davidson County, Tennessee.
>
> The interest of Bobbie Leggs was conveyed to Mary I. Penney by Deed of Record in Book 8844, Page 470, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1609 24th Avenue North, Nashville, Tennessee 37208.

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Mary I. Penney in Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the above referenced property.

Dated this 16 day of February, 2024.

FURTHER AFFIANT SAITH NOT.

Jamelle Leggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Jamelle Leggs, who being duly sworn states that the statements in the foregoing Affidavit are true and correct to the best of Affiant's information and belief.

Sworn to and subscribed before me this 16 day of February, 2024.

Notary Public

My Commission Expires: July 9, 2024

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY