This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 1104316 AFFIDAVITH
02/26/2024 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240226-0012662

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, LEROY PRESTON, III, after first being duly sworn, states that:

1. I am an adult citizen and resident of Sumner County, Tennessee residing at: 2045 Old Drakes Rd. Hendersonville, TN. 37075 .

2. I am the Setp-son of **JUANITA K. PRESTON**, *deceased*, and was acquainted with the her for 43 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **JUANITA K. PRESTON** (The Deceased) died on April 12, 2005, in Davidson County, Tennessee, residing at: 204 Hickory St. Madison, TN. 37115.

4. At the time of her death **JUANITA K. PRESTON** was un-married. The surviving next of kin of the deceased were:
her only children: **Lonnie Wade Stewart, Lois A. Larson**, and **Terry Lee Stewart**.
The said **JUANITA K. PRESTON** never had any other children, natural or adopted, and the individuals listed herein are her sole heirs at law.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by **JUANITA K. PRESTON** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Description Exhibit "A"

Tax Map # 043 13 0 / 303.00 & 304.00

2-22-2024

LEROY PRESTON, III, Affiant / Date

Send Tax bill to:

Name: *Lois A. Larson*
Address: *103 Dellrose Dr.*
Nasville, TN. 37214

Map / Parcel
043 13 0 / 303.00
043 13 0 / 304.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared LEROY PRESTON, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 22 day of Feb, 2024.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I.

Land in Davidson County, Tennessee, being Lot No. 39 of Block "D" on the Map of Crittenden Estates, as of record in Book 9741, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the Southerly side of Hickory Street (formerly Oak Street) and runs back 153 feet on the Easterly line and 164 feet on the Westerly line, to a dead line, measuring 50 feet thereon.

Being all the same property conveyed to Lois Stewart Larson, for Life, Remainder to Juanita K. Preston, by deed from J. Blake Freeman, strawman for Juanita K. Preston, and husband, Leroy Preston, Jr. Dated August 26, 1987, and of record in Book 7336, page 958, Register's Office for Davidson County, Tennessee.

Property Address:
204 Hickory Street
Madison, TN. 37115

Map / Parcel
043 13 0 / 304.00

PARCEL II.

Lot 40 of Block "D" of Crittenden Estates as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description;

Being all the same property conveyed to Lois Stewart Larson, for Life, Remainder to Juanita K. Preston, by deed from Juanita K. Preston dated 08/06/2003, and of record as Instrument # 20030807-0112506, Register's Office for Davidson County, Tennessee.

This is unimproved property, know as:
0 Hickory Street
Madison, TN. 37115

Map / Parcel
043 13 0 / 303.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Feb 22 20 24.

Leroy Johnston Ellis, IV, Affiant

Feb. 22, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 22 day of February, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
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Old Hickory, TN. 37138
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Johnny@LJELAW.com