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
20240226-0012663

# 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 Creek Rd. Hendersonville, TN. 37075.

2. I am the Step-Brother of **LONNIE WADE STEWART**, *deceased*, and was acquainted with the him for 65 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **LONNIE WADE STEWART** (The Deceased) died on December 21, 2023, in Davidson County, Tennessee, residing at: 204 Hickory St. Madison, TN. 37115.

4. At the time of his/her death, LONNIE WADE STEWART was un-married. The surviving next of kin of the deceased was his only child: Andrea Stewart Baker. The said **LONNIE WADE STEWART** 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 LONNIE WADE STEWART *[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"**

12-22-2024

Tax Map # 052 02 0 / 118.00 **LEROY PRESTON, III**, Affiant / Date

Send Tax bill to:

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

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

Land in Davidson County, Tennessee, BEING Lot No 48 on Block C on the revised plan for Rainbow Terrace, as of record in Book 1130. page 83, Register's Office for Davidson County Tennessee.

Said Lot 48 fronts 50 feet on the Northerly side of Cheryl Avenue and runs back between parallel lines 145 feet to a dead line.

Being all the same property wherein a one fourth ( ¼ ) interest in the whole was conveyed to Lonnie Wade Stewart by deed of record as Instrument # 20010815-008326, Register's Office for Davidson County, Tennessee. Subsequently, Lois A. Larson and Leroy Preston III, conveyed a Life Estate in the remaining Three fourths ( ¾ ) interest in the property to Lonnie Wade Stewart, by Deed of record as Instrument #20100610-0045239, Register's Office for Davidson County, Tennessee.

Property Address:
623 Cheryl Drive
Madison, TN. 37115

Map / Parcel
052-02-0 / 118.00

# 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 2024.

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
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com