Karen Johnson Davidson County
Batch# 1107555 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
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This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: February 28, 2024 File No.: 23-1257	Property: 0 Rawlings Rd. Nashville, TN 37080
Buyer(s): Adam & Jacobson Investments, LLC	Seller(s): Estate of Frankie Lee Moore

JOE F. GILLESPIE, JR., hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at 5114 Ridge Hill Drive Joelton, TN 37080.

2. That Affiant personally knew of **FRANKIE LEE MOORE,** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Affiant was his attorney and friend.

3. That Affiant personally knew the Decedent for the entirety of the Decedent's life.

4. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiants knew that at date of death said Decedent held a **100%** undivided interest in the following described real estate in Davidson County, Tennessee:

SEE EXHIBIT A

7. That Decedent died on **December 9, 2023,** and was at the time a resident of 5350 Rawlings Rd Joelton, TN 37080.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):
none

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Donna Moore Steimle Patricia Moore Sutton

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Donna Moore Steimle Patricia Moore Sutton

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 27th day of February, 2024.

JOE F. GILLESPIE, JR., Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 27th day of February, 2024.

Notary Public

My Commission Expires: 4/22/26

S. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit "A"
Property Description

Being a parcel of land located in the 1st Council District of Davidson County, Tennessee, located approximately 5,900 feet southwest of the intersection Rawlings Road and Highway 41-A;

BEGINNING at an iron pin located in the northerly right-of-way of Rawlings Road, said iron pin also being the southwest corner of the Frankie Lee Moore property (Inst. No. 20100715-0055648, R.O.D.C.T.N.), Thence, leaving said right-of-way, North 12 degrees 10 minutes 02 seconds West, 592.63 feet to the center of Craighead Branch, being located 50.00 feet from an iron pin (witness) on the previous course;

Thence, along the center of Craighead Branch the following 6 calls:
North 33 degrees 50 minutes 11 seconds, East, 104.21 feet;
Thence, North 37 degrees 30 minutes 24 seconds East, 100.03 feet;
Thence, North 37 degrees 39 minutes 32 seconds East, 124.71 feet;
Thence, North 77 degrees 12 minutes 03 seconds East, 46.39 feet;
Thence, South 79 degrees 29 minutes 08 seconds East, 40.78 feet;
Thence, North 85 degrees 36 minutes 45 seconds East, 68.66 feet, being located 40 feet from an iron pin (witness) on the following course;
Thence, leaving Craighead Branch, and with a new severance line, the following 2 calls:
South 02 degrees 18 minutes 37 West, 543.56 feet to an iron pin (set);
Thence, South 00 degrees 21 minutes 19 seconds West, 282.00 feet to an iron pin (set) in the northerly right-of-way of Rawlings Road;
Thence, along said right-of-way, the following calls:
South 84 degrees 10 minutes 51 seconds West, 108.76 feet;
Thence, with a curve to the left, having an arc length of 93.58 feet, a radius of 675.24 feet, a chord bearing of South 80 degrees 12 minutes 38 seconds West, a chord length of 93.51 feet to the POINT OF BEGINNING, containing 5.00 acres, more or less, according to a survey by Jeffrey A. Leopard, TN R.L.S. #2415, dated March 10, 2023.

BEING a portion of the same property conveyed to FRANKIE LEE MOORE, by Quit Claim Deed from PATRICIA MOORE SUTTON, DONNA MOORE STEIMLE, and TIMOTHY E. MOORE, of record in Instrument No. 20100715-0055648, in the Register's Office for Davidson County, Tennessee, dated July 15, 2010, and recorded on July 15, 2010.

The said FRANKIE LEE MOORE died intestate in Nashville, Tennessee, December 9, 2023. As affected by Probate Case No. 24-P-157, filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, appointing Donna M. Steimle and Patricia M. Sutton, as Co-Administrators of the Estate of FRANKIE LEE MOORE.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the 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 **March 4, 2024** (date of document).

Affiant Signature

March 5, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25