This instrument prepared by:
NOTESTINE LAW FIRM
Trent North Notestine, BPR # 37211
Robert Elliott Graves, BPR #36809
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
Phone: (615) 297-1568
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Re: 7560 River Road Pike
Nashville, Tennessee 37209
Davidson County, Tennessee
Map & Parcel: 89-52

7562 River Road Pike
Nashville, Tennessee 37209
Davidson County, Tennessee
Map & Parcel 89-5

Karen Johnson
Batch # 1111352
03/14/2024 03:11:15 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20240314-0017806

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, DAVID M. BENSON, being first duly sworn, deposes and states, under oath as follows:

A. Richard Lawrence Davis and wife, Linda Jeanelle Davis owned Two (2) certain parcels of real property described as and located at 7560 River Road Pike, Nashville, Tennessee 37209 and 7562 River Road Pike, Nashville, Tennessee 37209 and ("Property One and Property Two"). These Properties being described as:

1. BEGINNING at an iron pin in the Westerly right of way of River Road being the N. E. corner of the Leo E. DeMoss, Sr. property; thence along the DeMoss lines. 80 deg. 27 min. 22 sec. W. 366.93 ft. to an iron pin; thence s. 07 deg. 15 min. 01 sec. E. 144.00 ft. to an iron pin; thence S. 03 deg. 55 min. 30 sec. E. 111.38 ft to an 18 inch Walnut tree in fence row; thence s. 01 deg. 20 min. 28 sec. W. 195.58 ft. to an iron pin being the s. W. corner of the DeMoss property and the Northerly margin of Albert J. Dale property; thence with Dale's line N. 83 deg. 15 min. 01 sec. W. 505.47 ft. to an *iron* pin; thence N. 34 deg. 05 min. 14 sec. E. 490.68 ft. to an iron pin; thence s. 59 deg. 58 min. 56 sec. E. 164.61 ft. to an iron pin; thence N. 05 deg. 01 min. 43 sec. E. 282.25 ft. to an iron pin; thence s. 79 deg. 16 min. 49 sec. E. 282.26 ft. to an iron pin; thence S. 79 deg. 16 min. 49 sec. E 444.90 ft. to an iron pin in the westerly right of way in River Road; thence along said right of way S. 27 deg. 14 min. 39 sec. W. 80.44 ft. to the point of beginning containing 5.00 acres more or less according to a survey of Greg Underwood dated 9/2/88.

   This is an improved property known as 7560 River Road Pike, Nashville, Tennessee 37209. ("Property One")

2. Land in the 8th, formerly 12th Civil district of Davidson County, Tennessee, according To····a survey of George r.□wat'Ic!lm";'-3-12-65: Beginning at an iron pin in the Northern boundary line of the property conveyed to John Frank Heath, Jr., and wife, by deed from Robert M. Patterson and wife, of record in Book 1678, page 217, R.O.D.C.: thence with Heath's northern boundary line, south 84° .30' west 845 feet to a 18" elm; thence No. 7° 30' E. 147 feet to a 8" Maple; thence N. 42° 30' E. 119 feet to a 10' Maple; thence N. 46° E 228 feet to a 15" Maple; thence N. 53° 45' E. 124 feet to a 6' ironwood; thence N. 49° 30' E. to a 24' Beach; thence N. 47° 45' E. 300 feet to a 12' mulberry at fence corner; thence S. 77° E. 138 feet to a post; thence S. 86° 30' E.

173 feet to a post; thence N. 80° 30' E. 60.5 feet to a 10' cedar; thence S 78° 45' E. 74 feet to a post; thence S. 59° 45' E. 37 feet to a 8' Cedar; thence s. 71° E. 78 feet to the center of River Road; thence with the same S. 8° W 224 feet; thence S. 78° W. 435 feet to an iron pin; thence S. 8° 30' E. 144 feet to an iron pin; thence S. 5° 15' to a 12 inch walnut; thence s. o0 45' E. 195 feet to the beginning, containing 13.26 acres more or less. Include but excluded is a parcel of land on the westerly side of River Road, being the extreme Northeasterly portion of the 13.26 acre tract containing 3 acres. Included in the three acre tract is a 50' right of way as of record in Book ___, Page ___, RODC.

This is an improved property known as 7562 River Road Pike, Nashville, Tennessee 37209. ("Property Two")

Property One- 7650 River Road Pike

B. On July 16th 1993, Mia Davis Shemwell deeded the Property One to Richard Lawrence Davis and wife, Linda Jeanelle Davis via Deeds, being Book 9016, Page 610 in the Davidson County Register of Deeds.

C. On November July 30th 2020, Richard Lawrence Davis passed away. At the time of his death he was still married to Linda Jeanelle Davis, who is also a tenant in the entirety to the Property mentioned hereinabove. As Linda Jeanelle Davis survived him, she became sole owner of Property One.

D. On June 11, 2021, Linda Jeanelle Davis passed away. At the time of her death she had only One (1) heir at Law, Mia J. Burke, her daughter.

E. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103. As mentioned above, Linda Jeanelle Davis had only one heir at law, her daughter Mia Burke. Therefore, Mia Burke shall be declared as the new owner of The Property mentioned hereinabove.

F. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he knowingly has made any false statements herein.

G. The Affiant, Barbara Jones, knew Richard Lawrence Davis and Linda Jeanelle Davis as a close family friend for many years and confirms everything as stated hereinabove.

Property Two- 7652 River Road Pike

H. On April 9th 1976, Terry Lee Fisk and wife, Joyce Ann Fisk, deeded Property Two to Richard Lawrence Davis and wife, Linda Jeanelle Davis via Deeds, being Book 5013, Page 804.

I. On November July 30th 2020, Richard Lawrence Davis passed away. At the time of his death he was still married to Linda Jeanelle Davis, who is also a tenant in the entirety to the Property mentioned hereinabove. As Linda Jeanelle Davis survived him, she became sole owner of Property Two.

J. On June 11, 2021, Linda Jeanelle Davis passed away. At the time of her death she had only One (1) heir at Law, Mia J. Burke, her daughter.

K. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103. As mentioned above, Linda Jeanelle Davis had only one heir at law, her daughter, Mia Burke. Therefore, Mia Burke shall be declared as the new owner of The Property mentioned hereinabove.

L. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he knowingly has made any false statements herein.

M. The Affiant, David M. Benson knew Richard Lawrence Davis and Linda Jeanelle Davis as a close family friend for many years and confirms everything as stated hereinabove.

FURTHER THE AFFIANT SAITH NOT.

David M. Benson
[Affiant's Signature]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed, sworn to, and acknowledged before me by Crystal Terrell, the affiant, and subscribed and sworn to before me on this 12 day of August 2023.

Debbie R Metzger
NOTARY PUBLIC

My Commission Expires: 29 March 2026

DEBBIE R METZGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY