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# 1114366 AFFIDAVITH
03/22/2024 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020204

AFFIDAVIT OF HEIRSHIP OF
JULIAN BUCKLEY REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **JOY BUCKLEY REED**, after first being duly sworn, states that:

1. I am an adult citizen and resident of DAVIDSON County, Tennessee residing at: 1803 24TH Ave. North; Nashville, TN. 37208.

2. I am the Mother of **JULIAN BUCKLEY REED**, *deceased*, and was acquainted with the him for 31 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **JULIAN BUCKLEY REED,** (The Deceased) died on August 27, 2023, in DAVIDSON County, Tennessee, residing at: 430 Clearwater Dr., Nashville, TN. 37217.

4. At the time of his death, the Deceased was un-married and did not have any children. His only next of kin and heir-at-law was his mother: JOY BUCKLEY REED.

   The said **JULIAN BUCKLEY REED** never had any children, natural or adopted, and the individual listed herein is his sole heir at law. (See also Probate Case #23P-1806)

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 JULIAN BUCKLEY REED, *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

   See Legal Description Exhibit "A"

3/22/24

JOY BUCKLEY REED, Affiant / Date

Tax Map # 150 01 0 / 231.00

Send Tax bill to:

Name: *JOY BUCKLEY REED.*
Address: *430 Clearwater Dr..*
Nashville, TN. 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this the 22 day of March, 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. 778 on the plan of Edge-O-Lake Estates, Section 16 of record in [plat] Book 4175, page 157, in the Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description of the property.

BEING all the same property conveyed to Julian Buckley Reed, unmarried, by Warranty deed from Opendoor Property C LLC, dated November 19, 2021 and of record as **Instrument #20211129-0157484**, Register's Office for Davidson County, Tennessee.

Tax Map # 150 01 0 / 231.00
Address:
430 Clearwater Dr.
Nashville, TN. 37217

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 3/22/ 2024.

Leroy Johnston Ellis, IV, Affiant

March 22, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 10/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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