THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **DEBORAH DAVIS** whose mailing address is 103 Brenda Lane, Nashville, TN 37211, and **TONYA FLETCHER MASON** whose mailing address is 3049 Chateau Valley Drive, Nashville, TN 37207.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history of **BRENDA JEAN QUARLES** and is executed for the purpose of establishing title to realty in and to the said heir-at-law of **BRENDA JEAN QUARLES**.

2. BRENDA JEAN QUARLES died intestate on December 12, 2022.

3. BRENDA JEAN QUARLES was unmarried at the time of her death.

4. The decedent was survived by two (2) adult children: **COREY DASHAWN QUARLES** and **TANISHA QUARLES.**

5. The decedent had no other adopted or biological children born during her lifetime.

6. **COREY DASHAWN QUARLES** was appointed Administrator of the Estate of **BRENDA JEAN QUARLES**, deceased, by Petition/Order filed August 23, 2023, in the Seventh Circuit Court for Davidson County in the State of Tennessee, Case No. 23P1537.

7. At the time of BRENDA JEAN QUARLES's death, she owned a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **3504 Cumberland Cove Drive, Nashville, Tennessee 37207 [MAP AND PARCEL:** 059 15 0A 186.00].

Karen Johnson
Batch # 1127967
04/29/2024 08:27:20 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20240429-0030639

Land in Davidson County, Tennessee, being Lot No. 179 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brenda J. Quarles, unmarried, by Warranty Deed from Goodall, Inc. Builders, a Tennessee corporation, dated January 19, 2016, and recorded January 21, 2016, of record in Instrument No. 20160121-0006296, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, option, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7835, page 86 and Instrument No. 201011170092122, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on Plat(s) record in Instrument No. 200912110113102, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as recorded in Book 7702, page 428; Book 7702, Page 434, Instrument No. 200310100150642; and Instrument No. 200703290037729, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers/storm drainage/water mains and appurtenances in Book 9466, page 749, Register's Office for Davidson County, Tennessee.

5. Dedication of Public Utilities and Drainage Easement as recorded in Instrument No. 200501030000576, Register's Office for Davidson County, Tennessee.

6. R.O.W. Easement to South Central Bell as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231 and Book 8377, Page 948, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance to Metro Government for water mains as recorded in Book 8204, page 271, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to HOA as recorded in Instrument No. 201011170092123, Register's Office for Davidson County, Tennessee.

10. There is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

8. This affidavit will confirm the vesting of title to the above referenced realty located at 3504 Cumberland Cove Drive, Nashville, Tennessee 37207, after the death of BRENDA JEAN QUARLES in **COREY DASHAWN QUARLES** vested with 50% interest in said property and **TANISHA QUARLES** vested with 50% interest in said property, in fee simple.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 20th day of April, 2024.

Deborah Davison

DEBORAH DAVIS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally, appeared before me, **DEBORAH DAVIS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 20th day, April, 2024.

Janice J. Birdsong

Notary Public

My Commission Expires: 11/6/2027

JANICE J. BIRDSONG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY