Prepared By:
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1132736 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
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AFFIDAVIT OF HEIRSHIP RE: DOROTHY K. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2024, before me personally appeared Shirley Maxey, "Affiant", who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 2411 Inga Street, Nashville, TN 37206; and

That she is the niece of DOROTHY K. SMITH, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about March 5, 2000, a resident of Davidson County, Tennessee, residing at 1506 Cahal Avenue, Nashville, TN 37206; and

That Decedent was unmarried at the time of her death, having been divorced prior to taking title to the property and never being re-married (see Book 5876, page 577, Register's Office for Davidson County, Tennessee); and

That Decedent was survived by her daughters, Sheryl Ann Brinkley and Dawn Smith, Decedent's only surviving heirs-at-law; and

That Decedent's daughter, Sheryl Ann Brinkley subsequently died intestate on December 29, 2023, having never married and never had children, biological or adopted. Sheryl Ann Brinkley's only surviving heir-at-law is her sister, the aforementioned Dawn Smith; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon in the issuance of a title policy covering the premises described as follows:

LAND in Davidson County Tennessee, being the northerly part of Lot No. 4 and the easterly 24 feet of the northerly part of Lot No. 3 on the plan of Re-subdivision of M. T. Stratton's plan of the subdivision of part of Cahal Lands, as of record in Book 421, page 50, Register's Office for said County, described according to a survey by Clyde D. Anderson Surveyor, May 19, 1964, as follows.

BEGINNING on the southerly margin of Cahal Avenue at the northwest corner of lot No. 5 conyeyed to Louise M. Stratton by deed from Edward M. Stratton, of record in Book 1628, Page 54, said Register's Office; thence with the line between Lots Nos. 4 and 5 south 30 21' west 180.8 feet; thence north 87° 13' west 74 feet to the eastern boundary line of the property conveyed to L. T. Stevens by deed from Charles J. Perry, of record in Book 3641, Page 219,; thence with said line north 3° 21' east 181 feet to said margin of Cahal Avenue; thence with the same, south 86° 49' cast 74 feet to the beginning.

BEING the same property conveyed to Dorothy K. Smith by Deed dated April 19, 1982, from A.M.C. Mortgage Company, Inc., Donald R. O'Guin and wife Regenia O'Guin, of record in Book 5876, Page 575, Register's Office for Davidson County, Tennessee.

Further, Affiant sayeth not.

Shirley L. Maxey (L.S.)
Shirley Maxey

SUBSCRIBED AND SWORN TO before me this 15th day of April, 2024.

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Shirley Maxey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of April, 2024.

Notary Public

My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 15, 2024.

May 8, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 8 day of May, 2024.

Notary Public:

My Commission Expires: 7.6.26