This Instrument Prepared by:
Lightsey Law, P.C.
1704 Charlotte Avenue #105
Nashville, TN 37203
MAP/PARCEL: 071-03-0-080.00

Karen Johnson Davidson County
Batch# 1136112 AFFIDAVITH
05/16/2024 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240516-0036497

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **Emad S. Daoud**, of Rutherford County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Affiant is a resident of Rutherford County, Tennessee.

2. That Maged Ghaly, a/k/a Maged Ghaly Riad Ghaly (the "Decedent") died on August 22, 2020, a resident of Williamson County, Tennessee.

3. That Decedent's place of residence and homestead at the time of death was 1263 Bridgeton Park Drive, Brentwood, Williamson County, Tennessee.

4. That at the time of his death, Decedent owned real property located at **2511 Dickerson Pike, Nashville, Davidson County, Tennessee** and more fully described in Exhibit A. (the "Property").

5. To the best of my knowledge, the Decedent did not have any unpaid debts.

6. That Affiant is familiar with the family history of the Decedent because he is the Decedent's cousin.

7. That the Decedent did not leave a Last Will and Testament.

8. That the Decedent was married to Yvoone Ibrahim at the time of his death.

9. That the Decedent was survived by:

Name:	**Relationship:**
Yvoone Ibrahim	Spouse
Carien M. Riad	Adult Daughter
Youssef M. Riad	Adult Son

10. That the Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The Affidavit of Heirship was freely given pursuant to T.C.A. § 30-2-712, for the purpose of establishing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Emad S. Daoud, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Witness my signature on this, the 16th day of May 2024.

Affiant: Emad S. Daoud

Sworn to and subscribed before me this 16th day of May 2024.

SEAL

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Emad S. Daoud**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May 2024.

SEAL

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expires: 3/3/26

EXHIBIT "A"

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF PARCEL A ON THE PLAN OF CLYDE L. MORRIS'S SUBDIVISION, AS OF RECORD IN BOOK 1835 PAGE 116, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF PARCEL A IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF DICKERSON PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO NASHVILLE ELECTRIC SERVICE POWER BOARD BY DEED FROM CLYDE L. MORRIS AND WIFE, LORELL MORRIS; THENCE WITH THE EASTERLY MARGIN OF DICKERSON PIKE SOUTHWARDLY 88.8 FEET TO A CONCRETE MONUMENT TO THE BEGINNING OF A CURVE WITH A RADIUS OF 20 FEET IN A SOUTHEASTWARDLY DIRECTION 27.3 FEET TO ANOTHER CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF DONALD STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET EASTWARDLY 170 FEET MORE OR LESS TO THE WESTERLY MARGIN OF A BANK OF A BRANCH; THENCE WITH THE WESTERLY MARGIN OF SAID BRANCH NORTHERLY 131 FEET, MORE OR LESS; THENCE WESTWARDLY 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF PROPERTY CONVEYED BY JAMES E. MCMURTRY TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20060315-0030029, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO-WIT:

RIGHT-OF-WAY ACQUISITION

BEGINNING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF DICKERSON PIKE, 66.55 FEET RIGHT OF BASE LINE STATION 32+56.62 FOR PROJECT 02-M-01, SAID POINT BEING THE POINT OF BEGINNING; THENCE: WITH THE PRESENT RIGHT-OF-WAY, NORTH 61 DEGREES 31 MINUTES 22 SECONDS WEST, 5.52 FEET TO A POINT; THENCE: WITH A CURVE TO THE RIGHT ALONG THE PRESENT RIGHT-OF-WAY, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.18 FEET, A CHORD LENGTH OF 25.14 FEET, AND A CHORD BEARING OF NORTH 22 DEGREES 35 MINUTES 07 SECONDS WEST TO A POINT; THENCE: NORTH 16 DEGREES 21 MINUTES 08 SECONDS EAST, 88.80 FEET TO A POINT; THENCE: LEAVING THE PRESENT RIGHT-OF-WAY, SOUTH 61 DEGREES 31 MINUTES 22 SECONDS EAST, 5.11 FEET TO A POINT; THENCE: WITH THE PROPOSED RIGHT-OF-WAY, SOUTH 16 DEGREES 21 MINUTES 08 SECONDS WEST, 88.40 FEET TO A POINT; THENCE: WITH A CURVE TO THE LEFT ALONG THE PROPOSED RIGHT-OF-WAY, HAVING A RADIUS OF 20.50 FEET, AN ARC LENGTH OF 27.86 FEET, A CHORD LENGTH OF 25.77 FEET, AND A CHORD BEARING OF SOUTH 22 DEGREES 35 MINUTES 07 SECONDS EAST TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 527.3979 SQUARE FEET, OR 0.0121 ACRES.

Subject to Easement of record in Instrument No. 20180105-0001649, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Maged Ghaly by Warranty Deed from James E. McMurtry, dated January 3, 2018 and record January 5, 2018, as Instrument No. 20180105-0001649, Register's Office for Davidson County, Tennessee. The said Maged Ghaly died intestate on August 22, 2020 in Davidson County, leaving Yvonne Ibrahim, Carien M. Riad, and Youssef M. Riad as his hers-at-law.

True Copy Certification

I, Charles D. Lightsey, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 16, 2024.

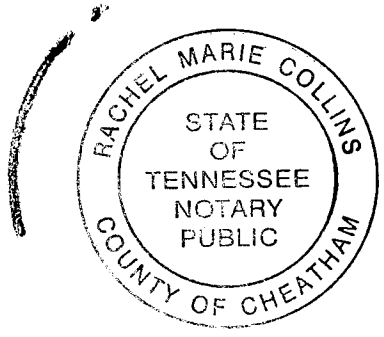
5/16/24

Affiant Signature Date

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Charles D. Lightsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 16th day of May, 2024



Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-2028