DECEDENT: Francine Batson **HEIRS:** Trina Batson, Nicole Batson, Stanley Batson

New Owners	Send Tax Bills To:	Map Parcel No.
Roosevelt Young, Sr. Trina Batson Nicole Batson Stanley Batson	Roosevelt Young, Sr. 1618 Herman Street Nashville, TN 37208	Map 81-8; Parcel 439

Karen Johnson
Batch # 1139244
05/24/2024 12:38:00 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20240524-0038901

AFFIDAVIT OF HEIRSHIP

***Tennessee Code Annotated* § 30-2-712**

STATE OF TENNESSEE
COUNTY OF TROUSDALE

Comes the affiant, **Mary Easley**, being first duly sworn according to law, and makes oath as follows:

1. My name is **Mary Easley**, and I am a resident of Davidson County, Tennessee.

2. I have personal knowledge of the matters stated in this Affidavit.

3. **Francine Batson**, deceased, was the owner at the time of her death of a one-half (1/2) undivided interest in the real property located at 1726 St. Louis Street, Nashville, TN, more specifically described below.

> Land in Davidson County, Tennessee, being Lot No. 48 on the Map of George Shield's Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for Davidson County Tennessee, described as follows:
>
> Said Lot No. 48 fronts 50 feet on the northerly side of St. Louis Avenue or Street, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Roosevelt Young and Francine Batson by Warranty Deed, of record in Instrument No. 20010511-0048873, Register's Office for Davidson County, Tennessee.

4. The said Francine Batson died intestate in Davidson County, Tennessee on or about August 29, 2021.

5. The said Francine Batson left only the following persons as heirs at law:

Trish Batson, daughter;

Nicole Batson, daughter; and

Stanley Batson, son.

6. The said Francine Batson had one other child, son Damian Batson, who predeceased Francine Batson without issue.

7. Francine Batson had no spouse at the time of her death.

8. By operation of law, the new ownership interests in the aforementioned real property are as follows:

Roosevelt Young, Sr., one-half (1/2);

Trish Batson, one-sixth (1/6);

Nicole Batson, one-sixth (1/6); and

Stanley Batson, one-sixth (1/6).

9. I am over the age of twenty-one years.

10. I make this Affidavit of my own free will, without collusion with any person, and of my own knowledge.

11. I have no interest, legal or otherwise, in said property.

FURTHER AFFIANT SAITH NOT

Mary Easley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the

within named affiant, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2024.

Notary Public

My commission expires: 09/22/27

MILES MALBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/22/2027
SUMNER COUNTY

This Instrument Prepared By:

Miles Malbrough, Attorney, 106 Public Square, Suite 109, Gallatin, TN 37066