Karen Johnson
Batch # 1139502
05/24/2024 02:07:45 PM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVITH
4 pgs

20240524-0038962

This Instrument Prepared By/
Return After Recording To:

Meridian Law, PLLC
5141 Virginia Way
Suite Number 320
Brentwood, TN 37027
(615) 229-7499
www.meridian.law

AFFIDAVIT OF HEIRSHIP REGARDING MARYE LEIGH WAHL

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On **this** 20th **day of** May **2024**, personally appeared **SAM WEHBY** (the "Affiant") being duly sworn according to law, and being of lawful age, who pursuant to T.C.A. Section 30-2-712 hereby certifies and swears to the following of his own free will and based upon his own personal knowledge and belief:

1. The Affiant is at least eighteen (18) years of age and is a resident of Davidson County, State of Tennessee for 25 years, having an address of 519 Bonerwood Drive, Nashville, TN 37211.

2. The Affiant was personally acquainted with **MARYE LEIGH WAHL** (the "Decedent"), who died on March 13, 2023 at the age of 56 years, and was acquainted with her for 4 years by reason of:

   Close friends with daughter and son-in-law for over a decade. Served as witness to the decedent's will.

3. The Decedent's home address at the time of her death was 637 Rochelle Drive, Nashville, TN 37220, and on the date of death the Decedent was domiciled and was a resident of Davidson County, Tennessee.

4. At the time of her death, the Decedent was unmarried.

5. The Decedent died testate and at the time of her death she had the following natural or lawfully adopted child(ren) all of which were living at the time of his death, none of which were minors:

    a. **GRACE TIERNAN WAHL a.k.a. GRACE TIERNAN CHAMNESS** (not a minor)

6. Other than the person(s) named in Paragraph 5, the Decedent had no other children whether living or deceased at the time of her death.

7. At the time of her death, the Decedent owned the following parcel of real property which is located in Davidson County, Tennessee (hereinafter referred to as the "Property"):

Address / Description	**Property Location**
637 Rochelle Drive Nashville, TN 37220	Davidson County, Tennessee

8. The legal description and other further identifying information for the Property is attached hereto as **EXHIBIT A**, which is incorporated into this instrument by reference.

9. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to **T.C.A. §30-2-712** and recorded for the purpose of confirming the vesting of title to real property following the owner's death, which property is located in Davidson County, Tennessee.

10. The Decedent's Last Will and Testament bequeaths the Property to:

THE MARYE LEIGH WAHL FAMILY TRUST

11. The Decedent's Last Will & Testament was admitted to probate after her death and her probate estate was fully administered in Davidson County, Tennessee (Probate Case No. **23-P-1125**). A copy of the Decedent's Last Will & Testament and her death certificate have been made of record in in those proceedings.

12. The Affiant acknowledges that his execution of this affidavit is subject to and governed by the penalties set forth in T.C.A. §30-2-712 (f), and that this Affidavit is not made for any fraudulent purpose.

13. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER AFFIANT SAITH NOT.

Sam Wehby

//s// SAM WEHBY

The above was sworn to and subscribed to before me **this** 20th **day of** MAY, **2024**, by **SAM WEHBY**, Affiant, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained, and acknowledged the execution of the same as a free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of Affiant's knowledge, information and belief.

[stamp]



NOTARY PUBLIC

My commission expires: 5/3/27

EXHIBIT A

Legal Description

Land in the Sixth Civil District of Davidson County, Tennessee, bring Lot No. 80 on the Plan of Halleywood Estates, Section 5, as of record in Book No. 2330, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 126.9 feet along a slightly curved line N the Easterly side of Rochelle Drive, and extends back 275.2 feet on the Northerly line, and 301.9 feet on the Southerly line, to a dead line in the rear on which it measures 68.1 feet.

Being the same property conveyed to Marye Leigh Wahl, a single woman, via Warranty Deed dated August 2, 2019, from Phillip A. Regen and Janet M. Regen, husband and wife, which is recorded as Instrument No. 20190809-0079423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of HALLEYWOOD ESTATES SECTION 5, as recorded in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to covenants, conditions and restrictions as set forth in Deed recorded in Book 2493, Page 500, Register's Office for Davidson County, Tennessee.

This is improved property that is located at 637 Rochelle Drive, Nashville, TN 37220.