Karen Johnson
Batch # 1153792
07/02/2024 12:57:09 PM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20240702-0049944

This instrument prepared by:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III, Esq.
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

AFFIDAVIT OF HEIRSHIP

STATE OF MASSACHUSETTS)
COUNTY OF HAMPSHIRE)

I, FRANK MAROTTA, being of legal age and first duly sworn, do hereby make oath pursuant to Tenn. Code Annotated § 30-2-712 to determine the persons legally entitled to inherit the interest of LANDIS W. HICKS in certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

1. I am at least eighteen (18) years of age and reside at the following address: 47 Harlow Ave., Northampton, MA 01060.

2. I am the brother-in-law of LANDIS W. HICKS. I have known Landis Hicks for many years and have personal knowledge of his family.

3. At the time of his death, LANDIS W. HICKS was a U. S. Citizen residing in Singapore at: 30 Taman Nakhoda, Singapore, 257795.

4. At his date of death, LANDIS W. HICKS held title to an interest in a in certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference. I understand that this Affidavit has been executed, as an Affidavit of Heirship, pursuant to the provisions of Tennessee Code Annotated § 30-2-712, in order to confirm the vesting of title to the real property described on Exhibit A.

5. LANDIS W. HICKS died intestate on September 22, 2023 without issue. He never adopted any children. He is survived by his wife NHUNG THI HICKS, whose address is 30 Taman Nakhoda, Singapore, 257795.

6. Under the Tennessee laws of intestacy, LANDIS W. HICKS interest in certain real property located in Davidson County, Tennessee described on Exhibit A vests in his wife NHUNG THI HICKS.

Further, Affiant saith not.

Witness my hand this 19 day of March, 2024.

FRANK MAROTTA

Before me personally appeared FRANK MAROTTA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of March, 2024.



Notary Public

My Commission Expires: 11/20/2026

EXHIBIT A

TRACT 1: 3831 Old Clarksville Pike 02100003100

BEING Lot No. 17 in Eberlee's Plan and bounded as follows:

BEGINNING at a stake in the Nashville and Clarksville Road at Geo. Munis and Allen Heirs corner; thence South 78° East 46.32 poles to a stake, thence North 48 poles to a stake in the road, with gum and maple pointers; thence with center of Clarksville Road, North 78° West 46' 32 poles to the beginning, containing by survey 13 acres and 97 poles more or less.

Landis W. Hicks acquired a one-twelfth (1/12) undivided interest in the above property by deed of record in instrument number 20180329-0029752, R.O.D.C.

TRACT 2: 6276 Old Clarksville Pike 02100003000

A certain parcel or tract of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Paradise Hill or Clarksville Road, the northeast corner of this tract and the northwest corner of a tract formerly belonging to Heim; thence North 75-3/4° West along the center of said Road, 43.9 poles to the northeast corner of a tract of 10.53 acres, conveyed by A. 0. Baxter and wife, to J. C. Chambliss, by deed of record in Book 875, Page 773, Register's Office of Davidson County, Tennessee, and later corrected by deed of record in Book 866, Page 468, said Register's Office, and the same being the northwest corner of the tract herein described; thence South 19-½° West along said Chambliss' east line, 31.2 poles to a point, the northwest corner of a tract of 5.24 acres conveyed by A. O. Baxter and wife, to Harry Roop, by deed of record in Book 882, Page 573, Register's Office of Davidson County, Tennessee; thence with Roop's north line, South 65-¼° East 11.68 poles, South 62° East 14 poles,

Roop's northeast corner, and an interior corner of the tract herein described; thence with Roop's easterly line, South 15-3/4° West 31 poles to said Roop's southeasterly corner; thence with Roop's south line, North 73-1/2° West 20.6 poles to a point, a corner of

the Roop tract, also a corner of the Chambliss tract, both of which are hereinabove referred to; thence with the line of the Chambliss tract, South 28-1/2° West 13.64 poles to a point, said Chambliss' most southerly corner, thence South 30-1/4° East 21.6 poles to a stake, the southwest corner of this tract, in the line of the old Trundoker's property; thence with said line North 79-1/2° East 60.88 poles to two white oaks and two hickory pointers, an interior corner of the Heim tract and the southeast corner of this tract; thence with said Heim's tract North 2-1/2° East 70-1/2 poles to the point of beginning.

There is included in the above description and to be excluded there from a tract of land containing 3.27 acres heretofore sold by deed of A. 0. Baxter and wife, to D. A. Harris, by deed of record in Book 1046, Page 84 of said Register's Office, which is here referred to for a more particular description of said tract of 3.27 acres.

There is also included in the above description and to be excluded there from a tract of land conveyed to James F. Oakley and wife, Delsie G. Oakley, by deed from R. B. Hicks and wife, of record in Book 1542, Page 265, said Register's Office, containing 12.8 acres, more or less.

Landis W. Hicks acquired a one-twelfth (1/12) undivided interest in the above property by deed of record in instrument number 20180329-0029752, R.O.D.C.

TRACT 3: 3722 Old Clarksville Pike 02100001400

A tract of land in the 14th Civil District of said County and State and described according to a sketch made October 11, 1954, by John M, Sullivan, County Surveyor, as follows:

Beginning at a point in the centerline of Old Clarksville Pike at the southwest corner of the Foster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, south 78° east 210 feet to a point; thence north 4° 24' east 388.1 feet to a point; thence north 79° 40' west 249.2 feet to a point in a fence line being Hockebeil's east line; thence with his east line, south 1° 28' east 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Landis W. Hicks by deed of record in instrument #20180329-0029751, R.O.D.C.