This instrument was prepared by:
Mason & Associates Law Firm
1531 Hunt Club Blvd. Ste. 208
Gallatin, TN 37066

Re: 2918 Emery Drive
Nashville, TN 37214
Map & Parcel 096 10 0
143.00

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1160208
07/22/2024 12:07:20 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20240722-0054709

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, Charles Edward Wright, being first duly sworn according to law, and being of lawful age, residing at 2918 Emery Drive, Nashville, TN 37214, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Charles Bruce Wright ("Decedent"), died in Davidson County, Tennessee, on October 10, 2023.
2. At the time of his death Decedent was the sole owner of the real property located at 2918 Emery Drive, Nashville, TN 37214, more fully described as:

BEING Lot No. 336 on the Plan of Cloverhill, Section V, of record in Book 2133, page 88, Register's Office of said County

Said lots fronts 73 feet on the North side of Emery Drive and runs back 125 feet on the West line and 146.7 feet on the East line to a dead line in the rear on which it measures 77 feet.

Being the property conveyed to N.W. Fulmer and wife, Opal M. Fulmer by deed from Melvin Lee Jones and wife of record in Book 3458, page 445, Register's Office of said County.

The above described property is being conveyed subject to the restrictions in Book 2145, page 262, which were made applicable by instrument of record in Book 2273, page 88, of said Register's Office.

This is improved property is known as 2918 Emery Drive, Nashville, Tennessee, Parcel #3D-10770.

The previous and last conveyance being a deed of record to Charles B. Wright and wife Elizabeth J. Wright of record in deed Book 3536, Page 185, Register's Office, Davidson County, Tennessee. Charles B. Wright acquired the interest of Elizabeth J. Wright by Decree of Divorce in the Fourth Circuit Court of Davidson

County, Tennessee in Case No. 60810, heard on October 30, 1973.

3. The Decedent was the father of the Affiant and left 100% interest in the real estate described above by virtue of being the recipient of the real estate under the provisions of the Decedent's Last Will and Testament, probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Case No. 24P13.
4. This affidavit will confirm the vesting of title to the real property located at 2918 Emery Drive, Nashville, TN 37214, after the death of Charles Bruce Wright, in Charles Edward Wright, decedent's adult son.
5. This Affidavit of Heirship is freely given pursuant to T.C.A. § 30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property owned by Decedent.

Further Affiant saith not.

Dated this 2ND Day of July, 2024.

Charles Edward Wright

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 2ND day of July, 2024.

Notary Public

My Commission Expires: 10/4/27

REGINALD STINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027