Karen Johnson
Batch # 1162645
07/25/2024 01:53:33 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20240725-0056410

This instrument was prepared by:
Elisha Tomlinson [name]
229 Quail Ridge [street or postal address]
Cottontown TN 37048 [city, state, zip code]

GRANTEE(S): Thomas Gregory [names]

SEND TAX NOTICES TO: 114 Rhine Dr. Madison TN 37115 [postal address, city, state, zip code]

MAP PARCEL NUMBER: 042 140 006 00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is Elisha Tomlinson. I will refer to myself in this Affidavit as the Affiant.
2. I reside at 229 Quail Ridge Cottontown TN 37048 [*street address, city, state, zip code*]
3. I have personal knowledge of the matters stated in this Affidavit.
4. On 1/22/19 [*date of death*], Juanita Richardson [*full name of decedent*] died at St Thomas Hospital [*place of death*]. I will refer to this person as the Decedent.
5. The real property to which this Affidavit applies is located at 114 Rhine Dr. Madison TN 37115 [*address*] in Davidson County, Tennessee, more fully described as: [*complete legal description*] map and parcel 042 140 006 00

   For prior title, see Book _____ [*number*], Page _____ [*number*] in the Register's Office of _____ County, Tennessee.
6. At the time of the Decedent's death, the Decedent resided at 114 Rhine Dr. Madison TN 37115 [*street address, city, state, zip code*]
7. The estate of the Decedent ..... [*select one*]
   - ☒ Was not administered in a proceeding supervised by a court.
   - ☐ Was administered in a proceeding supervised by a court in _____ [*county and state*] in the _____ [*court*] in case no. _____.

8. Facts concerning my relationship to the Decedent are: Grand daughter

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: Thomas Gregory was Juanitas only living Child.

Affiant

Sworn to and subscribed before me this 25TH day of JULY, 2024

My Commission expires: 16 SEPTEMBER 2026

Notary Public

DWIGHT PATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

6987 06/30 6.00- CASH

QUITCLAIM DEED

BOOK 5618 PAGE 907

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard D. Richardson (NAME)	Leonard D. Richardson (NAME)	42-14
114 Rhine Drive (STREET ADDRESS OR ROUTE NUMBER)	114 Rhine Drive (STREET ADDRESS)	Parcel 6
Nashville, Tenn. (CITY) (STATE) (P.O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to myself, Leonard Delmer Richardson and my wife, Juanita Richardson

We, I, Leonard Delmer Richardson

by these presents do hereby quitclaim and convey unto Edward Kindall, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being Lot No. 46 on the Plan of Sherry Heights, Section II, as of record in Book 2331, page 69, Register's Office for said County, as follows:

BEGINNING at a point in the west margin of Rhine Drive at the common corner of Lots 45 and 46; thence with the line between said lots, westerly 209.7 feet to a point; thence southerly 135 feet to a point; thence easterly 194.5 feet to the beginning of a curve thence around said curve, northeasterly 39.3 feet to the west margin of Rhine Drive; thence with the margin of the same, northerly 126.4 feet to the point of beginning.

Being part of the property conveyed to Paul Goldberg, Alan Bubis and Reynold Bubis, by deed from J. E. Baird, Jr., and wife, of record in Book 2394, page 594; said Register's Office.

The same Paul Goldberg having since died, and his interest in said property having been vested in Wilma Goldstein Goldberg, by will of record in Will Book 69, page 11, County Court of Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 2449, page 374, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me, this the 18 day of June, 19 80

Affiant

My commission expires July 22, 1981 (Affix Seal)

Notary Public

This is unimproved (X) improved property known as 114 (House Number) Rhine Drive (Street) P. O. Address: Nashville, Tenn (City or Town) ((Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Edward Kindall, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Leonard Delmer Richardson and wife Juanita Richardson

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 18th *day of* June, *19* 80

THIS INSTRUMENT WAS PREPARED BY:
Edward A. Sadler, Jr.
2401 12th Ave. So.
Nashville, Tenn. 37204
Ph: 269-6777

X Edward Kindall Trustee

X Leonard Delmer Richardson

Trustee.