This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1168765 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20240813-0061567

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August 2024, personally appeared **William Wheeler**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Davidson County, Tennessee.

2. That Affiant is personally acquainted with **Ivan Buford**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a close family friend and extended family member.

3. At the time of Decedent's death, he was not married. That Decedent died on May 9th, 2021, and was at the time a resident of Davidson County, Tennessee;

4. That Decedent was survived by the following persons:

Ivan Buford, Jr. **86 Fayne Street** **Apt. A** **Nashville, Tennessee 37210**	**Son**
Wesley Buford **86 Fayne Street** **Apt. A** **Nashville, Tennessee 37210**	**Son**
Cheri Baker **5229 Ryan Allen Circle** **Whites Creek, Tennessee 37189**	**Daughter**
Princeton Baker **1087 Capitol Point** **Nashville, Tennessee 37203**	**Son**

5. That at the time of the Decedents death, he owned certain property in Davidson County Tennessee, namely 831 Hillview Heights, Nashville, Tennessee 37204 (*Parcel #10514018100*), and more particularly known as follows:

> ***LAND in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Real Estate of W.W. Henry, deceased, as of record in Minute Book Z, page 516, County Clerk's Office for Davidson county, Tennessee, and described as follows:***
>
> ***BEGINNING at a point 135 feet from the common corners of Lots 4 and 5 on said plan in the southerly margin of Hillview Heights (formerly Woods Avenue); thence with the said margin of Hillview Heights westerly 55 feet to a point; thence in a southerly direction 204.25 feet, more or less, to the southerly line of Lot No. 5 and being the line between Lots Nos. 5 and 6 on said plan; thence eastwardly 55 feet to a point; which is 135 feet from the line between Lots Nos. 4 and 5; thence northwardly and parallel with said line 204.25 feet, more or less, to the point of beginning.***
>
> ***Being the same property conveyed to Andrew J. Holbert, Sr. Et Ux Louise Holbert, Barrington Mitchell Et Ux Vivian Mitchell, Frank R. Holbert, a single man, and Dorothy R. Holbert, a single woman, by Warranty Deed from Charles Allen Woods Et Ux Jessie W. Woods, in Book 3858, page 375 of record in the Davidson County Register's Office.***
>
> ***This is improved property known as 831 Hillview Heights, Nashville, TN 37204.***

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

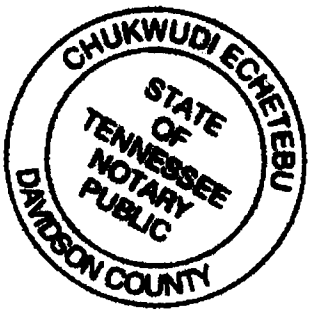
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of August 2024.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Wheeler**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 9th day of August 2024.



NOTARY PUBLIC

My Commission Expires: July 3, 2028

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 9, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date August 10, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on August 10, 2024.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

