This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

Karen Johnson
Batch # 1172196
08/20/2024 11:04:50 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
20240820-0063738

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Mail Tax Statement to:
Max Scruggs
1705 Executive Way
Nashville, TN 37207

COMES NOW, **Max W. Scruggs, Jr.,** son and heir, **Afi Scruggs**, daughter and heir, **Jennifer Woods**, daughter and heir of **IRENE D. SCRUGGS** in this cause, having been duly sworn, who would state to the oath as follows:

1. My name is **Max W. Scruggs, Jr.**. I currently reside at 1705 Executive Way, Nashville, Tennessee 37207. I am the biological son of **IRENE D. SCRUGGS** and husband **MAX W. SCRUGGS.**

2. My name is **Afi Scruggs.** I currently reside at 4217 Bexley Avenue, Euclid, Ohio 44121. I am the biological daughter of **IRENE D. SCRUGGS** and husband **MAX W. SCRUGGS**.

3. My name is **Jennifer Woods**. I currently reside at 7807 Shinnecock Trail, Chattanooga, Tennessee 37421. I am the biological daughter of **IRENE D. SCRUGGS** and husband **MAX W. SCRUGGS.**

4. **IRENE D. SCRUGGS** and **MAX W. SCRUGGS** were married in Nashville, Davidson County, Tennessee, May 19th of 1952.

5. **MAX W. SCRUGGS** died on the 13th day of November, 1980, at the age of 51 years old.

6. **IRENE D. SCRUGGS** died on the 24th day of December, 2022, at the age of 90 years old. The estste of the Decedent was administered in a proceeding by a *court in Hamilton County, Tennessee Probate 23-P-137, pursuant to LETTERS OF ADMINISTRATION* issued on February 16, 2023 to **JENNIFER WOODS**.

7. We are the only children of Max Scruggs Sr. and Irene Scruggs and the surviving heirs to the Estate of **IRENE D. SCRUGGS**, and as such we are the rightful owners of the properties described below:

Located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in the 8th, formerly 12th Civil District of Davidson County,

Tennessee, and being part of lot No. Five (5) in Owens Buena Vista Plan, as of Record in Book 57, page 26, of Register's Office for Davidson county, Tennessee, and described as follows:

BEGINNING at a point on the southern side of Adams or Walsh Street and said point of beginning being 181 feet, more or less or at the easterly end of the Lot Rosa Evans purchased of Sam Davis and Wife Johnnie Davis, by Deed of Record in Book 1126, page 522, of said Adams Street, and easterly 96 feet, more or less, to the westerly line of Lot No. 4 in said plan; thence with the same and southerly 172 feet to a dead line; thence westerly with said dead line 99 feet, more or less to the westerly line of Lot 5, being the line between Lot 5 and 6 in said plan; thence northerly 173 feet to the place of the beginning, this being a part of the same property the Grantors hereof, purchased of Warren L. King and Wife, by Deed dated April 12, 1945, and of Record in Book No. 1215, page 485, of said Register's Office.

BEING the same property conveyed to R.E. Evans, same as R. O. Evans and Wife Rosa Evans by Installment Deed, of Record in Book 1324, page 336, Register's Office for Davidson County, Tennessee from Tom Resha and Wife, Louise Jones Resha.

The said Rosa Evans died in March of 1970 whereupon R. E. Evans/R. O. Evans, married the Grantor, Mary Elizabeth M. Evans and the said R. E. Evans/R. O. Evans died intestate March of 1973, survived by Mary Elizabeth. M. Evans.

BEING the same property conveyed on August 5, 2002 to Irene Scruggs Midgett,, her successors and assigns by QuitClaim Deed from Mary Elizabeth M. Evans as of Record instrument no. 20020805-0093435 Register's Office for Davidson County, Tennessee.

Irene Scruggs Midgettt died intestate on December 24, 2022, while a resident of Chattanooga, Hamilton County, Tennessee.

Being the same property conveyed to Jennifer Woods, who resides at 7807 Shinnecock Trail, Chattanooga, Hamilton County Tennessee 37421, Max W. Scruggs, Jr who resides at 1705 Executive Way, Nashville, Davidson County, Tennessee and Afi Scruggs, who resides at 4217 Bexley Avenue, South Euclid, Cuyahoga County, Ohio and their heirs via affidavit of Heirship.

8. As such we are the rightful owners of the property described below:

Located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for said County.

SAID Lot No. 36 fronts 65.0 feet on the northerly side of Moorman's Arm road and extends back between lines, 165.0 feet on the easterly line and 150.0 feet on the westerly line to a dead line in the rear, on which it measures 66.7 feet.

Being the same property conveyed to Capital City Mortgage Company, by deed from National Construction Company, of record in Book 3972, page 742, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MAX WALTER SCRUGGS ET UX by warranty deed from Capital City Mortgage Company in Book 115, page 404. Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 17th day of August, 2024, before me personally appeared MAX W. SCRUGGS JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Jennifer Woods
JENNIFER WOODS

Sworn to and subscribed before me on this 17 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 5/9/2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of August, 2024, before me personally appeared MAX W. SCRUGGS JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

MAX W. SCRUGGS JR.

Sworn to and subscribed before me on this 9th day of August, 2024.

Jewell S Grimes

NOTARY PUBLIC

My Commission Expires: 1-4-2027

STATE OF _____)
COUNTY OF _____)

On this the _____ day of August, 2024, before me personally appeared AFI SCRUGGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

AFI SCRUGGS

Sworn to and subscribed before me on this _____ day of August, 2024.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of August, 2024, before me personally appeared MAX W. SCRUGGS JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

MAX W. SCRUGGS JR.

Sworn to and subscribed before me on this 6th day of August, 2024.

Jewell S. Grimes
NOTARY PUBLIC

My Commission Expires: 1-4-2027

STATE OF OHIO)
COUNTY OF CUYAHOGA)

On this the 13TH day of August, 2024, before me personally appeared AFI SCRUGGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

AFI SCRUGGS

NOTARIAL SEAL STATE OF OHIO

TONY GROYS
Notary Public, State of Ohio
My Commission Expires
September 11, 2024

Sworn to and subscribed before me on this 13TH day of August, 2024.

~~NOTARY PUBLIC~~

My Commission Expires: 9/11/2024