THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNER:
Shea Theopolus Cotten
4830 Drakes Branch RD
Nashville, TN 37218

Map and Parcel: 058 00 0 235.00

SEND TAX NOTICE TO:
Shea Theopolus Cotten
4830 Drakes Branch RD
Nashville, TN 37218

Karen Johnson Davidson County
Batch # 1173380 AFFIDAVITH
08/23/2024 08:31:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064792

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, Rachel Crosby (Print Affiant Name), residing at 1373 Campbell Rd Goodlettsville TN 37072 (Affiant Address) witness (Relationship of Affiant to Decedent) of Mary B. Cotten, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On July 16, 2023, Mary B. Cotten (the "Decedent") died in Rutherford County, Tennessee.

3. At the time of Decedent's death, she resided at 4830 Drakes Branch Road, Nashville, Tennessee 37218.

4. Decedent died intestate.

5. At the time of his/her death, Mary B. Cotten, owned a 100% interest in the following described property:

A tract of land situated in Metropolitan Nashville, the 13th Civil District of Davidson, Tennessee, being more particularly described as follows.

BEGINNING at a concrete monument found in the easterly right-of-way line of Drakes Branch Road at the northwest corner of Gold Key Estate, Section Two of record in Book 3842, Page 265, Register's Office for Davidson County, Tennessee;

Thence, with said right-of-way line, North 17° 24' 59" East, 161.53 feet to an iron pin found; thence, South 72°· 35' 01" East, 170.00 feet to an iron pin found; thence, 130.03 feet along the arc of a curve to the left having a radius of 150.00 feet, a central angle of 49° 40' 09", and a chord bearing and distance of North 82°34' 54" East, 126.00 feet to an iron pin found; thence, 57.07 feet along the arc of a curve to the right having a radius of 254.62 feet, a central angle of 12° 50' 35", and a chord bearing and distance of North 64° 10' 07" East, 56.95 feet to an iron pin set; thence, South 00° 31' 50" East, 140.74 feet to an iron pin set; thence, with the northerly line of Roy'l Hills Subdivision, Section Three, of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, South 89° 28' 10° West, 150.59 feet to a concrete monument found; thence, with the northerly line of Gold Key Estate, Section Two, South 89° 28' 10" West, 237.49 feet to the point of beginning and containing 43,561 square feet or 1.00 acre of land according to a subdivision plat dated September 10, 1998 by Mark S. Goodman, R.L.S. #491, Franklin, Tennessee.

BEING Lot 2 on the W.P. Hutcherson Subdivision or record in Book 8250, Page 992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary B. Cotten, an unmarried individual, from W.P. Hutcherson, by Warranty Deed, on January 27, 1999, and recorded on February 22, 1999, Register's Office for Davidson County, Tennessee, Book 11349, Pages 256-259.

6. The Decedent was the mother of one child; Shea Theopolus Cotten, and had no other children, living or dead.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Shea Theopolus Cotten 100%.

This improved property known as 4830 Drakes Branch Road, Nashville TN 37218.

Signed this 15th day of August ,2024.

Affiant Signature

Rachel Crosby, Affiant

Print Affiant Name

State of Tennessee)

County of Davidson)

Signed and sworn (or affirmed) before me on 08-15, 2024 by Rachel Crosby.

Affiant Name

Notary Public

(seal)

MARILYN YVETTE ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-06-2024

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.