Karen Johnson Davidson County
Batch# 1176293 AFFIDAVITH
09/03/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067572

This instrument prepared by:
Johnny C. Garrett
100 Bluegrass Commons Blvd., Ste 2370
Hendersonville, TN 37075
(615) 822-8822

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes the affiant, Amanda Cochran, being first duly sworn according to law, being over 18 years of age and a resident of Hendersonville, Sumner County, Tennessee for the past 17 years, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his/her personal knowledge, information, and belief:

1. James Earl Simpson, Jr. (the "decedent"), died testate on August 1, 2022, at the age of 77 years.

2. The decedent died widowed and was unmarried at the time of his death.

3. At the time of his death, the decedent owned an undivided fee simple interest in real property (hereinafter the "Property") located in Nashville, Davidson County, Tennessee, and being more particularly described in the attached Exhibit A incorporated herein by reference.

4. Decedent inherited the Property from his father J.E. Simpson who died July 20, 1999. He was married to Beulah Ruth Simpson who predeceased him vesting sole ownership of the Property to J.E. Simpson. Beulah Simpson died October 29, 1981. J.E. Simpson and Beulah Simpson had a son, Larry Gilbert Simpson, who died April 8, 1970. At the time of his death, he was not married and had no children. Therefore, at the

time of J.E. Simpson's death, James Earl Simpson, Jr. was their only living child and inherited the Property.

Further, affiant saith not.

Dated this 15th day of July, 2024.

Amanda Cochran
Affiant

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Amanda Cochran, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he/she executed the foregoing Affidavit for the purposes therein contained as his/her own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of July, 2024.

Sylvia D. Locklayer
Notary Public

My commission expires: 3-9-2027

SYLVIA D LOCKLAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

HEN 2390871 1

Exhibit A

Legal Description

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lots Number 23 and west one-half of 24, on Block "A" of the Third Addition of Roscoe Place Subdivision, located in Davidson County, Tennessee, as shown by the plat of record in Book No. 843, page 74, R.O.D.C., Tennessee.

Being the same property conveyed to James Earl Simpson, Jr. and wife, Beulah Ruth Simpson, by Warranty Deed from Mrs. J.E. Spain, a widow, dated January 14, 1946, and recorded January 17, 1946, in Book 1349, page 228, Register's Office of Davidson County, Tennessee. Beulah Ruth Simpson died on October 20, 2001, leaving James Earl Simpson, Jr. as sole owner.

CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, do hereby make 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 July 15, 2024.

Affiant Signature

9/3/24
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 3rd day of September 2024.

Christina Baker
Notary's Signature

My Commission Expires: 06.20.25.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY