Prepared by:
James B. Johnson, Esq.
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

New Owner and Tax Address:
Ameedah Zakiyyah Rashid
3210 North Leisure World Blvd.
Apartment 105
Silver Spring, Maryland 20906

Map: 092-03-0; Parcel: 106.00

Karen Johnson Davidson County
Batch # 1180325 AFFIDAVITH
09/11/2024 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240911-0070013

AFFIDAVIT OF HEIRSHIP

Affiant, Ameedah Zakiyyah Rashid, f/k/a Ginger Anne Mason, after first being duly sworn, does hereby makes oath and give the following affidavit:

That she is an adult citizen and resident of Silver Spring, Maryland.

That she is the biological daughter of William Alfred Mason, Jr., deceased and Alice C. Mason, deceased.

That, upon information and belief, William Alfred Mason, Jr. and Alice C. Mason were married in or about 1942. Of their union, William Alfred Mason, Jr. and Alice C. Mason had two biological children named William Alfred Mason, III and Ginger Anne Mason.

I, Ameedah Zakiyyah Rashid, and Ginger Anne Mason are one and the same person. In or about 1976, I legally changed my name to Ameedah Zakiyyah Rashid.

On December 12, 1957, William Alfred Mason, Jr. and Alice C. Mason purchased real property (the "Property") located in Davidson County, Tennessee and more fully described as:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Eliza Laws' Subdivision of part of Lot No. 1 of the Harding Plan recorded in Book 843, page 33, of the Register's Office for said County.
>
> Said Lot No. 5 fronts 40 feet on the easterly side of 24th Avenue North and runs back between parallel lines 113 to a dead line.
>
> Being the same property conveyed to Maceo Thomas, Trustee, by deed from Mildred Wharton Moore and husband, of record in Book 1712, page 477, said Register's Office.

That, upon information and belief, William Alfred Mason, Jr. and Alice C. Mason divorced in or about 1963. Alice C. Mason did not remarry during the remainder of her life.

On February 21, 1963, by Quitclaim Deed, William A. Mason, Jr., conveyed his one-half interest in the Property to his children, William Alfred Mason, III and Ginger Anne Mason.

The February 21, 1963 Quitclaim Deed described the Property as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Eliza Laws' Subdivision of part of Lot No. 1 of the Harding Plan recorded in Book 843, page 33, of the Register's Office for said County.
>
> Said Lot No. 5 fronts 40 feet on the easterly side of 24th Avenue North and runs back between parallel lines 113 to a dead line.
>
> Being the same property conveyed to William A. Mason, Jr., and wife, Alice C. Mason, by deed from Maceo Thomas, Trustee, of record in Book 2707, page 54, said Register's Office.

On August 30, 1971, William Alfred Mason, III and Ginger Anne Mason (now known as Ameedah Zakiyyah Rashid) quitclaimed their one-half interest in the Property to their mother, Alice Mason. This conveyance is recorded at Book 4534, Page 220 of the Davidson County Register of Deeds.

On July 24, 1991, a Report of Sale was entered by the Clerk & Master of the Davidson County Chancery Court selling the following described property to Alice Mason:

Land in Davidson County, Tennessee: 24th Avenue N. .09 Acres, Field Book Number 11W 26140, Map and Parcel Number: 092-03-0 106.00, Deed Book 0056, Page 196.

On September 5, 1991, a Final Decree Confirming the Sale to Alice Mason was filed and entered in the Clerk & Master's Office for Davidson County, Tennessee under File No. 90-695-III, Control No. 1587-5800, Field Book No. 11W 26140.

On November 30, 2004, Alice Mason quitclaimed to her son, William Alfred Mason, III, all of her interest and ownership in the following described property:

> Tract 1. Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Eliza Laws' Subdivision of part of Lot No. 1 of the Harding Plan recorded in Book 843, page 33, of the Register's Office for said County.
>
> Said Lot No. 5 fronts 40 feet on the easterly side of 24th Avenue North and runs back between parallel lines 113 to a dead line.
>
> Being the same property conveyed to William A. Mason, Jr., and wife, Alice C. Mason, by deed from Maceo Thomas, Trustee, of record in Book 2707, page 54, said Register's Office.
>
> Being further the same property conveyed to Alice Mason in Book 3530, page 493, Register's Office for Davidson County, Tennessee.

Tract 2. Land in Davidson County, Tennessee described in Chancery Court FINAL DECREE CONFIRMING SALE AND REPORT OF SALE in File No. 90-695-III, as follows: 24th Avenue North, .09 acres.

BEING THE SAME PROPERTY conveyed to Alice Mason by Chancery Court sale note in Book 8444, page 463 and Book 8444, page 645, Register's Office for Davidson County, Tennessee.

On February 15, 2015, William Alfred Mason, III, died intestate, unmarried and without children. At the time of his death, William Alfred Mason, III was survived by his mother, Alice C. Mason for purposes of intestate succession.

On April 22, 2015, Melvin Corlew executed an Affidavit of Heirship that contains, in part, the following statement:

Tract 1. Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Eliza Laws' Subdivision of part of Lot No. 1 of the Harding Plan recorded in Book 843, page 33, of the Register's Office for said County.

Said Lot No. 5 fronts 40 feet on the easterly side of 24th Avenue North and runs back between parallel lines 113 to a dead line.

Being the same property conveyed to William A. Mason, Jr., and wife, Alice C. Mason, by deed from Maceo Thomas, Trustee, of record in Book 2707, page 54, said Register's Office.

Being further the same property conveyed to Alice Mason in Book 3530, page 493, Register's Office for Davidson County, Tennessee.

Tract 2. Land in Davidson County, Tennessee described in Chancery Court FINAL DECREE CONFIRMING SALE AND REPORT OF SALE in File No. 90-695-III, as follows: 24th Avenue North, .09 acres.

BEING THE SAME PROPERTY conveyed to Alice Mason by Chancery Court sale note in Book 8444, page 463 and Book 8444, page 645, Register's Office for Davidson County, Tennessee.

BOTH TRACTS BEING the same property conveyed to William A. Mason, III, by deed from Alice Mason, of record as Instrument #20050315-0028398, Register's Office for Davidson County, Tennessee.

This is improved property know as 1030 24th Avenue, North, Nashville, Tennessee 37208 (Tract I) and adjacent unimproved Lot (Tract II).

On August 31, 2016, Alice C. Mason, by and through her agent-in-fact, Ameedah Zakiyyah Rashid did convey the improved property known as 1030 24th Avenue North to Southern Property Buyers, LLC.

Alice C. Mason died testate on November 11, 2018 while she was a resident of Bowie, Maryland.

Alice C. Mason's last will and testament was never probated in a court of competent jurisdiction.

Upon the death of Alice C. Mason, she was survived by her biological daughter, Ameedah Zakiyyah Rashid, f/k/a Ginger Anne Mason.

At the time of Alice C. Mason's death, Ameedah Zakiyyah Rashid, f/k/a Ginger Anne Mason, became the owner in fee simple of the unimproved Property known as 24th Avenue North, .09 acres and recorded in the Clerk & Master's Office for Davidson County, Tennessee under File No. 90-695-III, Control No. 1587-5800, Field Book No. 11W 26140.

That upon information and belief, all persons having interest in the unimproved Property located at 24th Avenue North, .09 acres and recorded in the Clerk & Master's Office for Davidson County, Tennessee under File No. 90-695-III, Control No. 1587-5800, Field Book No. 11W 26140, which passed by intestate succession from Alice C. Mason, as the last will and testament was never probated, to her surviving daughter, is Ameedah Zakiyyah Rashid.

This Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated § 30-2-712, et seq., to help establish and reflect the heirship with respect to any real or personal property owned by the said Alice C. Mason, deceased, in Davidson County, Tennessee, or elsewhere.

Further your affiant saith not: Witness my hand this 5th day of September, 2024.

Ameedah Zakiyyah Rashid
Ameedah Zakiyyah Rashid

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me the undersigned authority, Ameedah Zakiyyah Rashid, the within named bargainor, with whom I am personally acquainted, proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Silver Spring, Maryland this 5th day of September 2024.

Notary Public

July 28, 2027
My commission expires on: