Karen Johnson Davidson County
Batch# 1181421 AFFIDAVITH
09/13/2024 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070898

This instrument prepared by:
Sherrard Roe Voigt Harbison
150 3rd Av S. Ste. 1100
Nashville, TN 37201
with information
provided by the parties

AFFIDAVIT OF HEIRSHIP

NEW OWNER:
Audrey Wadkins,
Janice Thomason
Vicky Reeves
6415 Robertson Av
Nashville, TN 37209

TAX BILL TO:
William Cleary
6415 Robertson Av
Nashville, TN 37209

MAP & PARCEL NO.
Map / Parcel 09008018000
Book 3700, Page 49

STATE OF ALABAMA
COUNTY OF Colbert

Re: Property described in Book 3700, page 49, Register's Office for Davidson County, Tennessee. This is improved property identified as 6415 Robertson Avenue, Nashville, TN 37209.

We, Audrey Wadkins, Janice Thomason, and Vicky Reeves, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge do further depose and state as follows:

1. Mary Dane Wadkins was conveyed real property by Deed of record in Book 4779, page 507, Register's Office for Davidson County, Tennessee, which property is located in Davidson County, Tennessee and is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said County.
>
> Beginning at a point in the southerly margin of Robertson Avenue, being the common corner of Lot Nos. 14 and 15; thence southwardly 100.9 feet to concrete monument at the common corner of Lots Nos. 14, 15 and 16; thence westwardly 69.4 feet along the common border of Lots Nos. 15 and 16 to a point in the easterly margin of Annex Avenue; thence 74.07 feet northwardly with said margin to a concrete monument at the beginning of a curve; thence northeastwardly 38.18 feet around said curve to a concrete monument in the southerly margin of Robertson Avenue; thence eastwardly 41.13 feet to the point of beginning.
>
> Being the same property conveyed to J. Roger Duncan, by deed from Caesar E. Urrutia, Trustee, of record in Book 4664, page 203, Register's Office for Davidson County, Tennessee.
>
> (hereinafter referred to as the "Property").

2. The said Mary Dane Wadkins died intestate and unmarried on April 6, 2007 and upon her death title in and to the Property vested in her mother, Stella E. Wadkins ("Stella"), as her sole surviving heir at law.

3. Stella was married to William Payne Wadkins ("William") and neither was married to any other person during their lifetimes, and were continuously married from the date of their marriage until William died on February 23, 1969. During the marriage of Stella and William, the only issue born to or adopted by Stella and William were Mary Dane Wadkins, Aquilla Yagoda, Corrine W. Tucker, William E. Wadkins and Benny W. Wadkins. The said Stella E. Wadkins died intestate and unmarried on September 11, 2008 and upon her death title in and to the Property vested in her four surviving children, Aquilla Yagoda, Corinne W. Tucker, William E. Wadkins and Benny W. Wadkins as her sole surviving heirs at law, each receiving a one-fourth (1/4) undivided interest.

4. The said William E. Wadkins died on April 6, 2010 in Colbert County, Alabama. He did not have a last will and testament and no probate or administration has been filed in any State. He was survived by his wife, Audrey Wadkins and two adult children, Janice Thomason and Vicky Reeves, all of Muscle Shoals, Alabama, as his sole surviving heirs at law in and to said one-fourth (1/4) undivided interest in said Property.

5. This Affidavit of Heirship is given pursuant to Tennessee Code Annotated §30-2-712 to establish and reflect the collective heirship of Audrey Wadkins, Janice Thomason, and Vicky Reeves, with respect to a one-fourth (1/4) undivided interest in said Property.

FURTHER, AFFIANTS SAYETH NAUGHT.

Executed this the 24th day of May, 2024

Audrey Wadkins
Audrey Wadkins

Janice Thomason
Janice Thomason

Vicky Reeves
Vicky Reeves

STATE OF ALABAMA
COUNTY OF Colbert

On this 24th day of May, 2024 before me personally appeared Audrey Wadkins, Janice Thomason, and Vicky Reeves to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: July 06, 2025

JENNIFER PULLEN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUL. 06, 2025

Tennessee Certification of Electronic Document

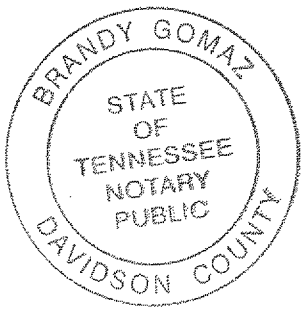
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 24, 2024 (date of document).

Affiant Signature

9/13/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of September, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25