This instrument was prepared by, and after recording return to:

Linville Estate Law
830 Crescent Centre Dr.
Suite 320
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1183810 AFFIDAVITH
09/20/2024 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0072968

GRANTEE(S): Brittany Nelson, Cody Appleton, and Nicholas Appleton

SEND TAX NOTICES TO: 2828 Lakeland Dr., Nashville, TN 37214

MAP AND PARCEL NUMBER: 096 09 0 199.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE

COUNTY OF MARSHALL

The undersigned, being duly sworn, deposes and says:

1. My full name is Brittany Nelson. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 2828 Lakeland Dr., Nashville, TN 37214.

3. I have personal knowledge of the matters stated in this Affidavit as I am the granddaughter of the Decedent.

4. On December 15, 2023, Marilyn Nelson died in Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of the Decedent's death, the Decedent resided at 2828 Lakeland Dr., Nashville, TN 37214.

6. The Decedent was widowed. She had two children who both predeceased her, Melinda Appleton and Roger Nelson. Roger Nelson had one child, Brittany Nelson. Melinda Appleton had two children, Cody Appleton and Nicholas Appleton.

7. Brittany Nelson, Cody Appleton, and Nicholas Appleton are the only heirs at law of Decedent.

8. The real property to which this Affidavit applies is located at 2828 Lakeland Dr., Nashville, TN 37214 in Davidson County, Tennessee, more fully described as:

> **Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 58 fronts 82 feet on the Northerly side of Lakeland Drive and runs back between lines 166.2 feet on the Westerly side and 174.3 feet on the Easterly side to a dead line in the rear and measures 77.9 feet on said dead line.**
>
> **Being the same property conveyed to Thomas Jefferson Nelson, Jr. and Wife, Marilyn B. Nelson, by Warranty Deed from Lewis E. Gaines and Joe Gaines, dated October 4, 1955, and recorded October 5, 1955, in Book 00002452, Page 0000638, in the Register's Office for Davidson County, Tennessee. Said Thomas Jefferson Nelson, Jr. having died on April 28, 2001, his share passing to his wife, Marilyn Nelson.**

9. The estate of the Decedent was not administered in a proceeding supervised by a court as there are no other probate assets requiring administration.

Britany Nelson

Sworn and subscribed before me this 10th day of September, 2024

Dan Widboom
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Certificate of Authenticity

I, Trent Linville, 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 9-16-24.

Date

Affiant Signature

9-16-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16th day of September, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

