THIS INSTRUMENT WAS PREPARED BY:
Raymond T. Throckmorton III, Attorney
2412 Eugenia Ave.
Nashville, TN 37211

Karen Johnson
Batch # 1185302
09/24/2024 10:33:11 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20240924-0073959

AFFIDAVIT OF HEIRSHIP

Robert H. Lewis, Jr., hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

(1) That Affiant is an attorney licensed to practice in the state of Tennessee, with an office located at 2412 Eugenia Avenue, Nashville, Tennessee 37211.

(2) That Affiant has personal knowledge of the death and resulting probate matter of Ellen H. Seeley, referred to herein as "Decedent", by reason of the following circumstances: Attorney for the Estate.

(3) That Decedent died on February 20, 2024, and was at that time a resident of Davidson County, State of Tennessee.

(4) That on her date of death Decedent left her husband, Warren A. Seeley, as surviving tenant by the entirety of real estate located in Davidson County, Tennessee, Map No.132-13 and Parcel No. 31 specifically described in the Quitclaim Deed incorporated and attached herein as Exhibit "A" to this instrument, and can be found respectively as Instrument No: 20120620-0053877 of record in the Register's Office for Davidson County, Tennessee. Further, this is improved property known as: 1000 Stonewall Drive, Nashville, Tennessee 37220.

(5) That Decedent died testate.

(6) That Decedent's surviving spouse, Warren A. Seeley, was her sole beneficiary.

(7) That an administration of Decedent's estate was filed in the Probate Court for Davidson County bearing Docket No.: 24P783. Affiant declares that the estate of Decedent is solvent and has no claims or taxes due.

Further Affiant sayeth not.

Affiant's Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kimberly Hanafusa, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, ROBERT H. LEWIS, JR., with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September 2024.

Notary Public

My Commission Expires: 3/20/2028

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120045388 DEEDQC
Recvd: 06/20/12 09:04 2 pgs
Fees:12.00 Taxes:0.00
20120620-0053877

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Warren A. and Ellen H. Seeley 1000 Stonewall Drive Nashville, Tennessee 37220	(same)	Map 132-13 Parcel 31

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Richard A. Johnson, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Ellen H. Seeley
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2012.

AARON FANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: NOVEMBER 5, 2014

NOTARY PUBLIC
My Commission Expires: 11/5/14

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, Ellen H. Seeley ("Grantor"), by these presents, does hereby quitclaim and convey all her right, title and interest to Warren A. Seeley and wife, Ellen H. Seeley ("Grantees"), their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 5 and the southerly 15 feet of a 30-foot roadway adjoining and immediately north of said Lot No. 5 on the Map of the Second Addition to Gateway Acres, as of record in Book 1424, page 83, Register's Office for said County, described as follows:
>
> Beginning on the northerly margin of Stonewall Drive, at the corner of Lot Nos. 4 and 5; thence with said Drive, eastwardly 179.2 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 32.22 feet to the westerly margin of Lealand Lane; thence with said Lane, northwardly 220.5

"Exhibit A" to Affidavit of Heirship

feet; thence north 85° 48' west 200 feet; thence south 1° 51' west 242.8 feet to the beginning.

Being the same property conveyed to Gerald D. Henderson and wife, Maud Howell Henderson by deed from Albert H. Noble and wife, Esther Baird Noble, of record in Book 2541, page 49, said Register's Office, the said Gerald D. Henderson and Maud Howell Henderson having since died. Gerald D. Henderson predeceased Maud Howell Henderson on April 2, 1981. Maud Howell Henderson died on June 7, 1991. The only other heir-at-law of Gerald D. Henderson and Maud Howell Henderson was Gerald D. Henderson, Jr., who died October 5, 1976. Gerald D. Henderson, Jr. was not married at the time of his death and died without issue. The Will of Maud Howell Henderson is filed in the Probate Court for Davidson County, Tennessee, Probate Case No. 97781, in Will Book 176, page 90.

Pursuant to T.C.A. §66-1-109, the express purpose of this deed is to create a tenancy by the entirety between the Grantor and her husband, a Grantee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11TH day of June, 2012.

Ellen H. Seeley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ellen H. Seeley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of June, 2012.

AARON FLINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: NOVEMBER 5, 2014

NOTARY PUBLIC
My Commission Expires: 11/5/14

8916070.1