Return to and
This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Property ID: 078-00-0-102.00

Affidavit as to Heirs

(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Tennessee
County of Cheatham

On the date(s) stated hereinbelow, before the named notary public, personally appeared Mark Thomas and Jerry Graves, to me personally known (or proved to be by satisfactory evidence), who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Don R. Rogers, deceased, who was a former owner of the following property located at 4747 Old Hickory Blvd., Nashville, TN 37218, with the legal description as follows:

See Exhibit "A" Attached

That Affiants are friends and neighbors of the family and are familiar with the family history of Don R. Rogers.

That title to the afore-described real property was vested in Don R. Rogers when he died on May 4, 2024, leaving as his heirs at law his sisters, Sharon Elaine Rogers Work and Carol Marie Rogers Malone, and his niece, Catherine Marie Martin, who is the only child of his deceased brother, Martin Eugene Rogers. All heirs at law are of the age of majority.

Affiants state that the decedent left no surviving spouse, no children, natural or adopted, or descendants of deceased children or adopted children except as listed above.

Don R. Rogers diedintestate, without a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

STATE OF TENNESSEE
COUNTY OF Cheatham

I, Mark Thomas, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Mark Thomas
4777 Old Hickory Blvd.
Nashville, TN 37218

Karen Johnson
Batch # 1188429
10/01/2024 02:27:47 PM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVITH
4 pgs

20241001-0076103

Sworn to and subscribed before me on this 2nd day of August, 2024.

Betty Jo Harrell
Notary Public
My Commission Expires: 08/28/2027

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Thomas, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Ashland City, Tennessee, this 2nd day of August, 2024.

Betty Jo Harrell
Notary Public

My commission expires: 08/28/2027

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Cheatham

I, Jerry Graves, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Jerry Graves
Jerry Graves
4131 Knipter Road
Joelton, TN 37080

Sworn to and subscribed before me on this 2 day of August, 2024.

Stefanie Johnson
Notary Public
My Commission Expires: 6.9.2026

STEFANIE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Comm. Exp. 06/09/2026

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within namedJerry Graves, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Ashland City, Tennessee, this 2 day of August, 2024.

Notary Public

My commission expires: 6-9-2026

STEFANIE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Comm. Exp. 06/09/2026

EXHIBIT "A"
Property Description

Beginning at a point in the centerline of Old Hickory Boulevard, the same being the Northeast corner of a 7.59 acre tract conveyed simultaneous herewith to M. E. Rogers and wife, Nancy Rogers; thence with M. E. Rogers and wife, Nancy Rogers' North line, North 83° 09' 54" West 1031.27 feet to a point in Jones' East line; thence with Jones' East line, North 26° East 378.41 feet to a point, the Southwest corner of a 15.17 acre tract heretofore conveyed to T. E. Rogers and wife, Jean Rogers; thence with T. E. Rogers and wife, Jean Rogers' South line, South 79° 03' 38' East 999.69 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 19° 30' West 58.8 feet; and South 25° 30' West 241.2 feet to the beginning, containing 7.59 acres, more or less.

Being the same property conveyed to Don R. Rogers, by Warranty Deed from W. E. Rogers and wife, Alice M. Rogers, of record in Book 6549, Page 746, in the Register's Office of Davidson County, Tennessee, dated May 04, 1985, and recorded on May 06, 1985. The said Don R. Rogers died, intestate, on May 04, 2024.