Karen Johnson
Batch # 1189832
10/04/2024 09:48:51 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20241004-0077101

This instrument was prepared by:
D. Billye Sanders, Attorney-at-Law
3514 Geneva Circle
Nashville, Tennessee 37209

GRANTEE: JORDAN A. HARRIS

SEND TAX NOTICES TO: JORDAN A. HARRIS
2027 CLINTONDALE DRIVE
NASHVILLE, TENNESSEE 37218

MAP PARCEL NUMBER: Map 92-2 Parcel 121

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Jordan A. Harris. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 2027 Clintondale Drive, Nashville, Tennessee 37218.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On January 3, 2022 my father, Joseph F. Harris, III, died in Nashville, Tennessee. I will refer to my father as the Decedent.

5. The real property to which this Affidavit applies is located at 2721 Jefferson Street, Nashville, Tennessee 37208 in Davidson County, more fully described as:

Tract 1: Being the NW part of Lot No. 18 on the Plan of O.H. Menees' Subdivision of Lots Nos. 32, 33 and 34 in Boyd McNairy's Tract, as of record in Book 57, page 89, Register's Office for said County, described as follows:

Beginning at the SE intersection of 28th Avenue North and Jefferson Street; thence with the margin of 28th Avenue North, southerly 70.5 feet to a point; thence easterly 25.8 feet to a point; thence northerly and parallel with the margin of 28th Avenue North 56 feet to a point which is 13.62 feet south of the south margin of Jefferson Street; thence northeasterly 16.9 feet to the southerly margin of Jefferson Street; thence with the margin of Jefferson Street westerly 36 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the

property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5301, Page 932, and by instrument of record in Book 6505, page 814, said Register's Office.

Tract II: Being part of Lot No. 18 on the plan of O.H. Menees' Subdivision of Lots Nos. 32, 33 and 34 in Boyd McNairy's Tract, as of record in Book 57, page 89, Register's Office for said County, described as follows:

Beginning on the southerly margin of Jefferson Street at the NE corner of the property conveyed to William McKinley Cotton and wife, by deed from Georgia Cotton Thomas of record in Book 1718, page 639, said Register's Office; thence southwestwardly 16.9 feet more or less to an arrow cut in concrete; thence southwardly 56 feet more or less, to Cotton's SE corner; thence with Cotton's southerly line, westwardly 25.8 feet, more or less, to a railroad spike in the easterly margin of 28th Avenue North; thence with said Avenue, southwardly 5.5 feet to the NW corner of the property conveyed to H.M. Jarrett and wife, by deed from Georgia Cotton Thomas and husband, of record in Book 2106, page 79, said Register's Office, thence with the northerly line of said Jarrett property eastwardly 65 feet, more or less, to the westerly line of Lot No. 19; thence with the line between Lots Nos. 18 and 19 northwardly 76 feet to the southerly margin of Jefferson Street; thence with said street westwardly 30.8 feet more or less, to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County by instrument of record in Book 6505, page 814, said Register's Office.

Being the same property conveyed to Joseph H. Harris, Jr. and Joseph H. Harris, III by deed from Charles J. Sanders, Jr. appearing of record in Book 9786, page 23, of the Register's Office of Davidson County, Tennessee and the same property in which in the interest of Joseph H. Harris, Jr. was conveyed to Joseph H. Harris, III by Quitclaim Deed dated May 25, 2004 and recorded as Instrument Number 20040603-0065189 on June 3, 2004 in the Register's Office of Davidson County, Tennessee.

Being the same property vested, by operation of law pursuant to T.C.A. § 31-2-103, in Jordan A. Harris, the sole heir-at-law of Joseph H. Harris, III who died intestate on January 3, 2022.

This conveyance is subject to all restrictions, conditions, easements, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

This improved property having an address of 2721 Jefferson Street, Nashville, Tennessee 37208.

6. At the time of the Decedent's death, the Decedent resided at 2027 Clintondale Drive, Nashville, Tennessee 37218.

7. The estate of the Decedent was administered in a proceeding in the Seventh Circuit Court for Davidson County, Tennessee Probate Division in the matter of The Estate of Joseph F. Harris, III; Docket No. 22P289. I was appointed the Administrator of the Estate. The Decedent was unmarried at the time of his death and died without a will. I am the only child of the Decedent and the sole heir-at-law of the Decedent. By operation of law (pursuant to T.C.A. § 31-2-103) and as stated in the Order to Close the Estate in Docket No. 22P289, dated February 28, 2024 (certified copy attached), all real estate of the Decedent was vested in me, Jordan A. Harris, by intestate succession as of January 3, 2022, the date of death of my father, Joseph F. Harris, II.

Jordan A. Harris, Affiant

Sworn to and subscribed before me this 3rd day of October, 2024.

My Commission expires: March 3, 2025

Notary Public

