Karen Johnson
Batch # 1192339
10/10/2024 11:47:27 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20241010-0078762

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now the affiant, Ophelia Seay, being first duly sworn according to law, and being of lawful age and a resident of Lebanon, Wilson County, Tennessee and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Ophelia Seay is personally acquainted with Beverley E. Valentine (hereinafter referred to as "Ms. Valentine") and is familiar with Ms. Valentine's family history.

2. Ms. Valentine is the widow of Andrew J. Valentine (hereinafter referred to as "Decedent"). Decedent died on April 29, 2017, and was survived by his spouse Ms. Valentine and two adult children, Vanessa V. Mitchell and Timothy A. Valentine as his surviving heirs at law. Upon Decedent's Death, a Small Estate, Case No. 17P1459, was opened and closed in the Probate Court of Davidson County, Tennessee on August 31, 2017. Decedent was not a recipient of TennCare.

3. At the time of his death, Decedent co-owned real property (hereinafter referred to as the "Real Property") as tenants by the entirety, located at 1050 Mulberry Way, Nashville, Davidson County, Tennessee 37207, with Ms. Valentine. Upon Decedent's death the Real Property transferred automatically by operation of law to Ms. Valentine.

4. The Real Property is more particularly described in Deed Book 9690, Page 202, in Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 26, on the Plan of Mulberry Downs, Phase I-A, as shown on plat of record in Plat Book 6900, Page 940, amended in Plat Book 7900, pages 84, 85 and 86 and in Plat Book 7900, page 442, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard Parker and wife, Ruth Parker, by Deed of Record in Book 8231, Page 761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

5. This affidavit will confirm the vesting of title to the Real Property located at 1050 Mulberry Way, Nashville, Davidson County, Tennessee 37207 to Beverley E. Valentine, in fee simple.

6. There are no debts or encumbrances remaining which are or might become a lien on the said interest in the described Real Property.

Further Affiant saith not.

Dated this 23 day of Sept. 2024.

Ophelia Seay

OPHELIA SEAY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, OPHELIA SEAY, personally known to me to be the person described in or who provided satisfactory evidence of her identification, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. Subscribed and sworn to before me this 23rd day of September, 2024.

Travenia A Holden

NOTARY PUBLIC

My Commission expires: 3-19-2025

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY