Karen Johnson Davidson County
Batch # 1218583 AFFIDAVITH
12/20/2024 09 56 22 AM 4 pgs
Fees $22 00 Taxes $0 00
20241220-0099007

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 the affiant, Travenia A. Holden, 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. Travenia A. Holden was personally acquainted with Theresa Berniece Washington (hereinafter referred to as "Decedent") during Decedent's lifetime and was familiar with Decedent's family history.

2. Decedent died on November 21, 2021, as a widow, leaving behind five (5) children as her surviving heirs at law. Decedent died testate and a probate estate was opened in Nashville, Davidson County, Tennessee, Case No. 23P1026. Decedent was not a recipient of TennCare.

3. At the time of her death, Decedent co-owned real property (hereinafter referred to as "Real Property") located at 605 West Nocturne Drive, Nashville, Davidson County, Tennessee 37207 with her children, Tammye Washington Hawkins, Darryl Wayne Washington, Dancyl Cedric Washington, William Jacques Washington, and Randall Higgins Washington, and the heirs of Harold Washington and the heirs of Bessie Jones. Upon the death of Decedent, her interest in the Real Property transferred to her surviving beneficiaries, her children, Tammye Washington Hawkins, Darryl Wayne Washington, Dancyl Cedric Washington, William Jacques Washington, and Randall Higgins Washington.

4. The Real Property is more particularly described in Deed Book 102, Page 761, in Register's Office for Davidson County, Tennessee.

> **Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section III, Haynes Heights, as of record in Book 3106, page 94, Register's Office for said County.**
>
> **Said lot fronts 100.9 feet on the easterly side of Nocturne Drive and runs back 325.4 feet on the northerly line and 516.9 feet on the southerly line to a dead line in the rear on which it measures 267.5 feet.**

Being the same property conveyed to Horace E. Bean, by deed from Robert W. Gregory and wife, as of record in Book 3251, Page 459, said Register's Office.

The said Earl Bass joins in this conveyance for the express purpose of releasing, quitclaiming and conveying, and he does hereby release, quitclaim and convey to said GRANTEES all right, title and interest he may have in said property as partnership property by virtue of an alleged co-partnership between him and the said Horace E. Bean.

Being the same property conveyed to Dennis C. Washington and wife, Bessie M. Washington by Warranty Deed from Horace E. Bean and wife, Juanita J. Bean, and Earl Bass as shown of record in Deed Book 102, Page 761, in Register's Office for Davidson County, Tennessee.

This is improved property known as 605 West Nocturne Drive, Nashville, Davidson County, Tennessee 37207. Map/Parcel No.: 070 04 0 086.00.

5. The Real Property was lawfully owned by Dennis C. Washington and Bessie M. Washington as tenants by the entirety. Dennis C. Washington died intestate and predeceased his wife, Bessie M. Washington. Upon her husband's death, Bessie M. Washington inherited the entirety of the Real Property. Bessie M. Washington and Dennis C. Washington had four (4) children: Dennis Comer Washington, Harold Washington, Bessie Jones and William Moses Washington.

6. William Moses Washington predeceased his mother in 1987 intestate, and was survived by the Decedent, his widow, and their five (5) children.

7. Bessie Jones predeceased her mother in 1995 intestate. Bessie Jones was survived by her widower, George Edward Jones, who is now deceased and their two (2) children, Jocelyn Jones Boustani and Gina Elaine Jones

8. Bessie M. Washington died on May 19, 1997, leaving a Last Will and Testament dated February 2, 1988. The Last Will and Testament of Bessie M. Washington was admitted to Probate on September 4, 1997, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 97P-1246.

9. The Last Will and Testament of Bessie M. Washington devised a one-third (1/3) interest in and to the Real Property in fee simple to her son, Dennis Comer Washington and a two-thirds (2/3) interest in and to the Real Property in fee simple to her daughter-in-law, Decedent, and Decedent's five (5) children: Tammye Washington Hawkins*, Darryl Wayne Washington, Dancyl Cedric Washington**, William Jacques Washington, and Randall Higgins Washington.

*** Tammye Washington Hawkins is the same person as Tammye W. Hawkins and Tammy C. Mcknight.**
**** Dancyl Cedric Washington is the same person as Dancel Cedric Washington.**

10. Dennis Comer Washington died intestate on October 15, 2012. At the time of his death, Dennis Comer Washington was not married and had no children. Dennis Comer Washington was survived by his brother, Harold Washington, the heirs of his late sister Bessie Jones, and the heirs of his late brother William Moses Washington. Dennis Comer Washington died intestate, and no probate estate was opened because there were no assets. He was a recipient of TennCare and a release was granted by TennCare for the Real Property.

11. Upon the death of Dennis Comer Washington, his interest in the Real Property transferred equally to his brother, Harold Washington, the heirs of his late sister, Bessie Jones, and the heirs of his late brother, William Moses Washington. Therefore, Harold Washington inherited a one-ninth (1/9) interest in the Real Property, the heirs of Bessie Jones inherited a one-ninth (1/9) interest in the Real Property, and the heirs of William Moses Washington inherited a one-ninth (1/9) interest in the Real Property.

12. By operation of the law of intestate succession in the State of Tennessee, Bessie Jones's two (2) adult children, Jocelyn Jones Boustani and Gina Elaine Jones each inherited a one-eighteenth (1/18) interest in the Real Property from their uncle, Dennis Comer Washington.

By operation of the law of intestate succession in the State of Tennessee, William Moses Washington's five (5) adult children, Tammye Washington Hawkins, Darryl Wayne Washington, Dancyl Cedric Washington, William Jacques Washington, and Randall Higgins Washington each inherited a one-forty-fifth (1/45) interest in the Real property from their uncle, Dennis Comer Washington.

13. Harold Washinton died in 2016, survived by his wife, Anna Higgins-Washington and one (1) child, Valarie Hester. Harold Washington died intestate and no probate estate was opened. He was not a recipient of TennCare.

14. At the time of his death, Harold Washington had a one-ninth (1/9) interest in the Real Property. Upon the death of Harold Washington, his interest in the Real Property transferred equally to his surviving spouse, Anna Higgins-Washington and his daughter, Valarie Hester. By operation of the law of intestate succession in the State of Tennessee, Anna Higgins-Washington and Valarie Hester each inherited a one-eighteenth (1/18) interest in the Real Property from Harold Washington.

15. Theresa Washington died on November 21, 2021, leaving a Last Will and Testament dated July 26, 2019. The Last Will and Testament of Theresa Washington was admitted to Probate on June 23, 2023, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 23P1026. Decedent was not a recipient of TennCare. The Last Will and Testament of Theresa Washington devised her interest in the Real Property equally to her five (5) children.

16. This affidavit will confirm the vesting of title to the Real Property located at 605 West Nocturne Drive, Nashville, Davidson County, Tennessee 37207. Anna Higgins-Washington and Valarie Hester share, in fee simple, a one-ninth (1/9) interest in the Real Property. Jocelyn Jones Boustani and Gina Elaine Jones share, in fee simple, a one-ninth (1/9) interest in the Real

Property. Tammye Washington Hawkins, Darryl Wayne Washington, Dancyl Cedric Washington, William Jacques Washington, and Randall Higgins Washington share, in fee simple, a seven-ninth (7/9) interest in the Real Property.

17. 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 20th day of December, 2024.

TRAVENIA A. HOLDEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, TRAVENIA A. HOLDEN, 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 20th day of December, 2024.

NOTARY PUBLIC

My Commission expires: Aug. 22, 2028

REBECCA DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
August 22, 2028