This instrument is prepared by:
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Karen Johnson Davidson County
Batch # 1226694 AFFIDAVIT
01/15/2025 03:27:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003341

Address of New Owner	Send Tax Bills	MAP: 92-06-621
Cresa L. Bailey 1206 Jackson Street, Apt. 1 Nashville, TN 37208	Cresa L. Bailey 1206 Jackson Street, Apt. 1 Nashville, TN 37208	MAP & PARCEL:09206062100

AFFIDAVIT OF HEIRSHIP

We, Mary J. Fletcher whose mailing address is 1214 Jackson Street, Nashville, TN 37208 and Wendord Barnes whose mailing address is 4437 Enchanted Circle Nashville, TN 37218 having first been duly sworn do hereby state as follows:

1. We are adult citizens and residents of Nashville, Davidson County, Tennessee, are over the age of majority, and are otherwise competent to give this Affidavit, and make the same from our personal knowledge.

2. We personally know Cresa Leonard Bailey, the surviving owner of the property, for over 30 years. We have reviewed the Quitclaim Deed recorded with the Register's Office of Davidson County in Instrument #20020816-0099596 and have seen the death certificates or funeral program/death announcement for Gloria Leonard McKinnie and Moses S. Leonard, Jr. Therefore we have learned the family lineage. Gloria Leonard McKinnie died intestate on April 19, 2010 and was a resident of Nashville, TN at the time of her death. Moses S. Leonard, Jr. died intestate on January 17, 2014 and was a resident of Nashville, TN at the time of his death.

3. When Gloria Leonard McKinnie and Moses S. Leonard passed away, they owned an interest in certain real property located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Buchi Subdivision of Lot No. 20 of NcNairy Subdivision, the Plan of which is of record in Book 421, Page 66 of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 18 fronts fifty feet on the west side of Foster Street, Nd extends back westwardly between parallel lines 153 1/3 feet, more or less to an alley in the rear.
>
> Being the same property conveyed to Moses Leonard and wife, Cresa Leonard by deed from the Citizens Savings Bank & Trust Company of record in Book 1012, Page 181, Register's Office for Davidson County, Tennessee. Moses Leonard and wife Cresa Leonard having since did and leaving Grantors as their sole heirs at law

as evidenced by an Affidavit of Inheritance of record as instrument# 20020816-0097595 Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to Gloria Leonard McKinnie, Cresa Leonard Bailey and Moses S. Leonard, Jr. as joint tenants with right of survivorship by Quitclaim Deed from Ellen Leonard Pugh, Gloria Leonard McKinnie, Cresa Leonard Bailey, Moses S. Leonard, Jr., and Prentice Leonard by and through their Trustee Carolyn Piphus of record in Instrument# 20020816-0099596, of said Register's Office

This is improved property without a structure known as 727 25th Avenue North, Nashville, TN.

4. The last surviving owner of this property is Cresa Leonard Bailey. Gloria Leonard McKinnie and Moses S. Leonard predeceased Cresa Leonard Bailey owning this property as joint tenants with a right of survivorship. Thereby the sole owner of this property is Cresa Leonard Bailey.

This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Annotated §30-2-712, and the Affiants acknowledge that their execution of this Affidavit is subject to and governed by the penalties set forth in Section (f) on the same statute, and that this Affidavit is not made for any fraudulent purpose.

That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further Affiants sayeth not.

Dated this 18th day of September, 2024.

Mary J. Fletcher

Mary J. Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for this State and County, **Mary J. Fletcher** the within named Affiant, 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 foregoing Affidavit of Heirship for the purposes therein contained.

Witness my hand at 215 Second Ave. North, Suite 102, Nashville, Tennessee, on this 18th day of September, 2024.

Notary Public
My Commission Expires: 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dated this 18th day of September, 2024

Wenford Barnes

Wenford Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for this State and County, **Wenford Barnes** the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing Affidavit of Heirship for the purposes therein contained.

Witness my hand at 215 Second Ave. North, Suite 102, Nashville, Tennessee, on this 18th day of September, 2024.

Notary Public
My Commission Expires: 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY