Return to and

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

Property ID: 093-16-0-202.00

Karen Johnson Davidson County
Batch # 1228774 AFFIDAVITH
01/22/2025 11:07:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0004835

Affidavit as to Heirs

(pursuant to TENN.CODE ANN. Section 30-2-71

State of Tennessee
County of Davidson

On the date(s) stated hereinbelow, before the named notary public, personally appeared Lawrence Reed and Felicia Reed, 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 James Edward Abernathy, Jr., deceased, who was an owner of the following property until his death, located at 76 Fairfield Avenue, Nashville, TN 37210, by virtue of ownership via devise from his mother Emmie Abernathy from her Last Will and Testament in Davidson County Circuit Court Probate Docket No. 99P-1677 with the legal description as follows:

See Exhibit "A" attached hereto and made a part hereof

That Affiants are neighbors of the family and are familiar with the family history of James Edward Abernathy, Jr.

That title to the afore-described real property was vested in James Edward Abernathy, Jr. when he died on September 30, 2014, leaving as his heirs at law his widow, Janice Abernathy, and three (3) natural children, Nicole Abernathy, Jamar Abernathy, and James Abernathy, III. James Edward Abernathy, Jr. also had two (2) adopted children, Brittany N. Abernathy and Patrick Abernathy. All heirs at law are of the age of majority.

Affiants state that the decedent was one of the children of Emmie Abernathy, who was the surviving spouse of James Abernathy who owned 76 Fairfield Avenue, Nashville, TN 37210. Emmie Abernathy died leaving James Edward Abernathy, Jr. as one of her devisees of this property and he has since died leaving the above heirs at law.

James Edward Abernathy, Jr. died intestate, without a Last Will and Testament.

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

Executed this 13 day of January, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Lawrence Reed, 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.

Lawrence K. Reed Jr.
Printed Name: Lawrence K. Reed Jr.

Sworn to and subscribed before me on this 13 day of January, 2025.

Notary Public
My Commission Expires: 9/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Felicia Reed, 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.

Printed name: Felicia Reed

Sworn to and subscribed before me on this 13 day of January, 2025.

Notary Public
My Commission Expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 13 day of January, 2025.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
Property Description

Real property located at 76 Fairfield Avenue, Nashville, described as follows:

Being the northerly 28 feet of Lot No. 1, EMMA G. WATSON'S SUBDIVSION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at an iron pin in the Westerly margin of Fairfield Avenue and the South margin of a 10 foot alley, running thence South 8° 45' West with the westerly margin of Fairfield Avenue 24 feet to an iron pin, thence North 89° 30' W 85.5 feet to a dead line, thence North 8° 45' East 28 feet to the South margin of a 10 foot alley, thence with the South margin of said alley 85.5 feet to point of beginning. All in accordance with survey and plat by Norris Hickerson, Surveyor, dated August 12, 1949.