THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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Karen Johnson Davidson County
Batch# 1235809 AFFIDAVITH
02/10/2025 01:23:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20250210-0009948

AFFIDAVIT OF HEIRSHIP

Pursuant to Tenn. Code Ann. § 30-2-712, I, JAMES W. PATTERSON, being duly sworn, hereby state as follows:

1. My full name is James W. Patterson. I reside at 883 Granada Ave, Nashville, TN 37206. I am over the age of 18, of sound mind, and am not executing this Affidavit under duress or the undue influence of any person or entity.
2. I have personal knowledge of the heirship of real property known as 0 Carter Street, Nashville, TN 37206 / Map/Parcel No. 082-04-0-413.00 and 867 Carter Street, Nashville, TN 37206 / Map/Parcel No. 082-04-0-227.00 (collectively, "the Properties"). Further, I have reviewed all the deeds and referenced documents in this Affidavit and believe them to be true and accurate.
3. Sam Davis Patterson and his wife, Martha "Mattie" Patterson were my grandparents.
4. The Properties were conveyed to Sam Davis Patterson and wife, Martha ("Mattie") Patterson, from Ernest Tap Piper and wife, Elsie M. Piper, by Warranty Deed, on March 2, 1962, as of record in Book 3344, page 525, Register's Office of Davidson County.
5. Sam Davis Patterson and wife, Martha Patterson, having both died intestate on November 16, 1975 and September 16, 1977, respectively, were survived by the following children and their heirs at law: Mary Lee Organ, Peggy Joan Johnson, Franklin Delano Patterson, David Patterson, Ann Watrous and James Allen Patterson. Their children Willie J. Patterson and Thomas Lee Patterson died subsequently with no living children known

surviving them, and that another child Eleanor R. McGrady, died April 2, 1990, intestate, survived by two children, Robert Meadows and Candie McGrady. This heirship is repeated in all of the quitclaim deeds mentioned below in paragraphs 6-11.

6. That Peggy Joan Johnson conveyed her interest in the Properties to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000624, Register's Office for Davidson County, Tennessee.

7. That Franklin Delano Patterson conveyed his interest in said the Properties to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000620, Register's Office for Davidson County, Tennessee.

8. David Patterson conveyed his interest in the Properties to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000623, Register's Office for Davidson County, Tennessee.

9. Ann Watrous conveyed her interest in the Properties to James A. Patterson by Quitclaim Deed on August 30, 2010 of record in Instrument No. 20110103-0000625, Register's Office for Davidson County, Tennessee.

10. Candee McGrady (a/k/a Candie McGrady) conveyed her interest in the Properties to James A. Patterson by Quitclaim Deed on September 29, 2010 of record in Instrument No. 20110103-0000622, Register's Office for Davidson County, Tennessee.

11. Robert Meadows conveyed his interest in the Properties to James A. Patterson by Quitclaim Deed on August 10, 2010 of record in Instrument No. 20110103-0000621, Register's Office for Davidson County, Tennessee.

12. James A. Patterson died intestate on November 16, 2010.

13. Therefore, 6/7 of the interest in the Properties is vested in the heirs at law of James A. Patterson by operation of Tenn. Code Ann. §§31-2-103, 31-2-104 and 31-2-106. James A. Patterson's heirs at law are James W. Patterson, Sam Patterson, and Tammie Patterson. Tammie Patterson is a disabled adult and is under a conservatorship in the Seventh Circuit Court for Davidson County, Tennessee (Docket No. 03-P-147).

14. The remaining 1/7 interest in the Properties is vested in the heirs at law of Mary Lee Organ.

15. Mary Lee Organ died intestate in Hendersonville, Tennessee. She was survived by her children Maurice Gidcomb, Hugh Organ, Rose Mary Rivard, Elaine Gentry and Deborah Stewart. She was also survived by the child of her son, Bobby Gidcomb, Sr., who had predeceased Mary Lee Organ, Tabitha Gidcomb. Bobby Gidcomb, Sr. died testate and his Last Will and Testament was admitted to probate in the Probate Court of Rutherford County in April of 2018. The Order admitting his Last Will and Testament to probate is attached hereto as **Exhibit A**. The sole beneficiary and residuary beneficiary Bobby Gidcomb, Sr.'s Last Will and Testament was Tabitha Gidcomb.

16. Maurice Gidcomb died intestate in August of 2022. His children, Jason Gidcomb and Samara Gidcomb, survived him.

17. As of the date of execution of this Affidavit, the Properties are vested in the following heirs of Mary Lee Organ and James A. Patterson in these respective fractional shares:

Sam Patterson	6/21
James W. Patterson	6/21
Tammie Patterson	6/21
Elaine Gentry	1/42

Rose Rivard	1/42
Hugh Organ	1/42
Deborah Stewart	1/42
Tabitha Gidcomb	1/42
Jason Gidcomb	1/84
Samara Gidcomb	1/84

18. I understand that this Affidavit will be recorded in the Register's Office for Davidson County, Tennessee and relied upon to evidence the heirship of the Properties.

Signed on this 7th day of February, 2025.

JAMES W. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. PATTERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that she/he executed the foregoing Affidavit of Heirship for the purposes contained therein.

Witness my hand and official seal on this the 7th day of February, 2025.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7/7/2027

NOTARY PUBLIC

My commission expires on July 7, 2027

EXHIBIT A

ORDER TO PROBATE LAST WILL & TESTAMENT

OF BOBBY WALLACE GIDCOMB, SR.

DAILY MINUTE BOOK 1554 PAGE 546

IN THE PROBATE COURT OF RUTHERFORD COUNTY, TENNESSEE
AT MURFREESBORO

2018 APR -3 AM 8:

IN RE:	)
THE ESTATE OF	)
BOBBY WALLACE GIDCOMB, SR.	)
	)

ORDER TO PROBATE

This cause came to be heard on the 3rd day of April, 2018, before the Honorable Toby Gilley, Probate Judge. Upon the Petition of TABITHA GAYLE GIDCOMB, requesting the paper writing purporting to be the Holographic Will of BOBBY WALLACE GIDCOMB, SR., deceased, (the "Testator") be admitted to probate, and that Letters Testamentary be issued to the Petitioner.

Whereupon, the Petitioner produced paper writing purporting to be the Holographic Will of BOBBY WALLACE GIDCOMB, SR., which had the name BOBBY WALLACE GIDCOMB, SR., signed thereto as Testator and being the Will bearing the date of March 23, 2016, and such being in the Testator's own handwriting as evidenced by the affidavits of two witnesses who bear personal knowledge of the deceased and his handwriting.

And, it appearing from the testimony of the Petitioner, statements of counsel, two witnesses' affidavits testifying as to the validity of the document and its material provisions being in the decedent's own handwriting and other evidence before this court, the paper writing was written and signed in the lifetime of Testator, said document then complying to TCA § 32-1-105 and thereby being a Holographic Will.

And, it appearing that said paper writing bears the true signature of the Testator; Testator's usual place of domicile and residence at the time of Testator's death was Rutherford

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County, Tennessee; and, Testator died in Murfreesboro, Tennessee on April 16, 2016, at the age of sixty-five (65) years.

It is therefore ORDERED, ADJUGED AND DECREED that said paper writing constitutes the true, whole and holographic Will of BOBBY WALLACE GIDCOMB, SR., deceased; that the same is hereby admitted to probate as such; and that the clerk is directed to file and record the same and to issue Letters Testamentary to TABITHA GALE GIDCOMB, without the requirement of bond and inventory.

ENTERED this 3 day of April, 2018.

JUDGE TOBY GILLEY

APPROVED FOR ENTRY:

D. MICHAEL CRAIG, BPR #033835
Attorney for Petitioner and Estate
120 East Main Street, Suite 210
Murfreesboro, Tennessee 37130
Office: (615) 713-2700
Fax: (615) 219-8446

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WILL BOOK 605 PAGE 407

FILED

2018 APR -3 AM 8:15

RUTHERFORD COUNTY CLERK

March 23, 2016

I Bobby W. Gidcomb leave any and all assets to my only living child Tabitha Gidcomb...

Sincerely,
Bobby Gidcomb

RUTHERFORD COUNTY CLERK SEAL TENNESSEE

State of Tennessee, County of Rutherford
The undersigned, County Clerk of said County and State, hereby certifies that the foregoing is a true and correct copy of the original document filed in the Office of the County Clerk.
This 3rd day of April 2018
Lisa Cridwell, Rutherford County Clerk
By: Erin Harwell
Deputy Clerk

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TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **TERESA MORGAN**, Tennessee BPR No. 033448, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 7, 2025.

Teresa Morgan — 2/7/2025

TERESA MORGAN — **DATE**

PO BOX 60711
NASHVILLE, TN 37206
Phone: (615) 975-9174
Fax: (615) 577-3649
Email: teresa@morganlawgroup.us

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 7, 2025.

Crystal Marcrum-Potter

CRYSTAL MARCRUM-POTTER, Notary Public
My Commission Expires: July 7, 2027

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027