THIS DOCUMENT F Karen Johnson
Batch # 1236451
02/12/2025 08 19 07 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVITH
2 pgs
20250212-0010559

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:

Map-Parcel 91-4-19

Brend'ne Summers Cooper
1904 Grants Pass
Madison, TN 37115

Casey Varshallo Frierson
1131 39th Ave. N.
Nashville, TN 37209

SEND TAX NOTICE TO:

Brend'ne Summers Cooper
Casey Varshallo Frierson
1904 Grants Pass
Madison, TN 37115

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, Vanessa Horner (Print Affiant Name), residing at 116 Alderwood LN, Hendersonville, TN (Affiant Address) friend (Relationship of Affiant to Decedent) of Brenda Joyce Summers, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On August 3, 2024, Brenda Joyce Summers (the "Decedent"), died in Davidson County, Tennessee.

3. At the time of Decedent's death, she resided at 1115 38th Ave. North, Nashville, TN 37209

4.

5. Decedent died without a valid will.

6. At the time of her death, Brenda Joyce Summers, owned a 100% interest in the following described property:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 30 on the Plat of GEO I Waddey's State Normal Subdivision, a Plan of which is of record in Book 421, page 149, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the westerly side of 38th Avenue North, and runs back between parallel lines, 150 to an alley.

Being the same property conveyed to Brenda J. Summers, unmarried, from Bennie C. Landrum, unmarried, by Warranty Deed on December 31, 1997, and recorded on January 7, 1998, Book 10750, Pages 104 – 106, Davidson County Register of Deeds.

7. The Decedent was unmarried and was the mother of two children, both of whom survived her. Decedent's children are Brend'ne Summers Cooper and Casey Varshallo Frierson.

8. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Brend'ne Summers Cooper – one half and Casey Varshallo Frierson – one half.

This improved property known as 1115 38th Ave. North, Nashville, TN 37209

Signed this 31st day of January ,2025.

Vanessa Horner
Affiant Signature

Vanessa Horner, Affiant
Print Affiant Name

State of Tennessee)

County of Davidson)

Signed and sworn (or affirmed) before me on January 31, 2025, by _____
Affiant Name

DANARIUS FOWLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

(seal)

Notary Public

My Commission Expires: 5-9-2026

T.C.A §67-4-409(a)(3)(D) exempts this instrument from tax and T.C A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries