Karen Johnson Davidson County
Batch # 1238240 AFFIDAVITH
02/18/2025 03 46 47 PM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0012012

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

Description from prior Deed
No title search requested or performed
Prepared from information supplied by the parties

Map & Parcel: 087 00 0 164.00

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, **PAT LITTLEJOHN**, being personally familiar with the facts, having been a friend of the family for thirty (30) plus years, being duly sworn, deposes and says·

JAMES M. EVETTS (aka **JAMES MICHAEL EVETTS**) died January 13, 2025, a resident of Hermitage, Davidson County, Tennessee, the owner of the following described real estate located at 6340 N. New Hope Road, Hermitage, Tennessee 37076, located in DAVIDSON County, Tennessee, more particularly described, to wit:

> Beginning at a point on the westerly margin of New Hope Road, said point being 112.3 feet north of the corner of property owned by Ben Binkley, and being the southeast corner of the property herein described, thence running with said road right-of-way North 20 40' E 360.45 feet to a point being the southeast corner of W.A. Wright property of record in Book 2739, Page 61, said Register's Office; thence leaving said road South 87 degrees 15' West 241.7 feet to a point being the northeast corner of remaining property of W.A. Wright in Book 5742, Page 105, said Register's Office, thence South 2 degrees 40' West 360.45 feet to a point, thence North 87 degrees 26' E 241.7 feet to the point of beginning, containing 2.00 acres, more or less
>
> Being the same property conveyed to Pam B. Evetts and James M. Evetts, husband and wife, by that Quitclaim Deed from Pamela D Bryant Evetts, dated February 9, 2006, of record as Instrument No. 20060221-0020213, in the Register's Office for Davidson County, Tennessee. Pam B. Evetts and James M. Evetts remained married, without intervening divorce or legal separation, until her death on December 2, 2014, whereby the above-described property vested in James M. Evetts as the surviving tenant by the entirety
>
> (hereinafter referred to as the "Property")

JAMES M. EVETTS died intestate, and a widower, with no spouse surviving, survived by his two (2) heirs at law, his sons, to wit· **JAMESON MICHAEL EVETTS and JEFFREY EVETTS. JAMES M. EVETTS** had no child predecease him and leave surviving issue.

Upon the death of **JAMES M. EVETTS**, the Property vested in **JAMESON MICHAEL EVETTS and JEFFREY EVETTS**, equally.

Further Affiant saith not.

CRYSTAL GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PAT LITTLEJOHN
2003 Leah Court
Mt. Juliet, Tennessee 37122

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 12th day of February 2025.

NOTARY PUBLIC

My Commission Expires· 01/29/2028

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Affiant, **PAT LITTLEJOHN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office, this 12th day of February 2025

NOTARY PUBLIC

My Commission Expires: 01/29/28

CRYSTAL GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY