This instrument prepared by:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue, Suite 205
Nashville, TN 37215
File 38511

Karen Johnson Davidson County
Batch# 1240660 AFFIDAVITH
02/25/2025 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250225-0014051

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned MATT PAXTON, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is above eighteen (18) years of age, is a resident of the State of Georgia, and resides at the following address: 3881 Portland Trail Drive, Suwanee, Georgia 30024.

2. That Affiant was a close friend of Evan Karl Hale ("Decedent") for many years, and as such Affiant is familiar with Decedent's family and heirs.

3. That Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A** (the "Property").

4. That the Decedent died intestate on November 17, 2024.

5. That the Decedent was not married at the time of his death.

6. That based upon the Affiant's personal and independent knowledge, Decedent had no children born to or adopted by him, nor any predeceased children.

7. That the following persons constitute the heirs-at-law of the Decedent at his date of death:

James Hale (Decedent's father); and
Susan Hale (Decedent's mother).

8. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to the Property, and Affiant acknowledges that his execution of this Affidavit is subject to and governed by the penalties set forth in Section (f) of the referenced statute, and that this Affidavit is not made for any fraudulent purpose.

9. Affiant acknowledges that this Affidavit may be relied upon by third parties in order to establish chain of title to the Property by descent and distribution.

[Signature Page to Affidavit of Heirship]

FURTHER AFFIANT SAITH NOT.

02/20/2025

Matt Paxton, Affiant

Sworn to and subscribed before me by audio-video communication this the 20th day of February, 2025.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by audio-video communication, the undersigned, a Notary Public in and for said County and State, the within named Matt Paxton, the Affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and acknowledged that the execution of the same as his free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of the Affiant's knowledge, information and belief.

WITNESS my hand and official seal at office, this 20th day of February, 2025.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

Notary Public
My Commission Expires: _____

EXHIBIT A

To Affidavit of Heirship

BEING Lot No. 309 on the Plan of Section II, Gra-Mar Acres, of record in Book 2663 page 113, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

INCLUDED in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 4957 page 226, said Register's Office.

Said property being commonly known as 517 Lemont Drive, Nashville, Davidson County, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 2/20, 2025.

Affiant
Date: February 25th, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

