Karen Johnson Davidson County
Batch# 1242846 AFFIDAVITH
03/04/2025 11:29:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20250304-0016207

This Instrument prepared by: *Elizabeth Ryder Sykes, Attorney*
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP
REGARDING MAP AND PARCEL NOS.

021 04 0 004.00	**021 00 0 013.00**
014 16 0 002.00	**021 00 0 225.00**
021 00 0 010.00	**021 00 0 268.00**
021 00 0 011.00	**028 00 0 104.00**
021 00 0 012.00	**021 00 0 009.00**

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as **SESTO E. VECCHI**. I was a friend of **LANDIS WAYNE HICKS** prior to his death, and remain a friend of his wife, **NHUNG HICKS.**

3. **LANDIS WAYNE HICKS** died intestate on September 22, 2023, a resident of Joelton, Davidson County, Tennessee.

4. Prior to the death of **LANDIS WAYNE HICKS**, he owned the following described real estate located in Davidson County, Tennessee (the "Property"):

TRACT 1 (Map-Parcel 021 04 0 004.00)

A tract of land in the Second Civil District, formerly the 14th Civil District of Davidson County, Tennessee, lying south of Lots 2 and 3, Section 1, Feltswood Subdivision, of record in Book 3700, page 13, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly margin of Feltswood Drive at the northwest corner of the tract herein described and the southwest corner of Lot 2, Feltswood Subdivision, Section 1; thence,

(1) Along the southerly boundary of said Lot 2, N 81° 40' 00" E, distance of 140.32' to an existing iron pin at the common southerly corner of Lots 2 and 3; thence,

(2) Along the southerly boundary of said Lot 3, S 48° 00' 00" E, a distance of 196.36' to an existing iron pin at the common southerly corner of Lots 3 and 4; thence;

(3) S 0° 14' 38" W, a distance of 313.01' to an iron pin in the northerly margin of a proposed road; thence,

(4) With the northerly margin of said proposed road, for the following three calls: N 88° 30' 18" W, a distance of 124.95' to an existing iron pin; thence,

(5) With a curve to the right having a radius of 128.01' and a central angle of 81° 53' 37" (and a chord bearing and distance of N. 47° 33' 28" W, 167.78'), a distance of 182.97' to an existing iron pin; thence,

(6) N 6° 36' 41" W a distance of 313.36' to the point of beginning and containing approximately 2.436 acres, more or less.

BEING the same property conveyed to Landis Wayne Hicks from J. Frank Meisamer and wife, Ann L. Meisamer, and Edward B. Knuckles and wife, Frances M. Knuckles, by Warranty Deed dated May 19, 1989, as to Tract 1, of record in Book 7847, Pages 471-474, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Binkley Road, Joelton, Tennessee 37080.

TRACT 2 (Map-Parcel 014 16 0 002.00)

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Feltsworth, Section One, of record in Book 3700, page 13 and amended in Book 7185, page 390, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 165 feet on the southerly margin of Binkley Road and fronts 205.22 feet on the easterly margin of a 50 foot Right of Way (uncut), said frontages being joined by a curve having a length of 39.27 feet, and extends back 140.0 feet on the southerly line and 200.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Landis Wayne Hicks from Edward B. Knuckles and wife, Frances M. Knuckles by Warranty Deed dated May 19, 1989, as to Tract 2, of record in Book 7847, Pages 471-474, Register's Office for Davidson County, Tennessee.

This is improved property known as 3493 Binkley Road, Joelton, Tennessee 37080.

TRACT 3 (Map-Parcel 021 00 0 010.00)

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

Situated in the 14th Civil District of said County and State on the Old Clarksville Road and more particularly described as follows:

Beginning at a point in the center of the Old Nashville and Clarksville Road 125 feet west of the S.W. corner of the property of T.L. Field and wife, Christie H. Field, and running North 7° E. 209 feet to a point 125 feet west of the northwest corner of property of T.L. Field and wife, Christie H. Field; thence N. 77° West 209 feet to a stake in a field, thence S. 7° West 209 feet to the center of said Road, thence with the center of said Road S. 77° East to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Landis W. Hicks from Joe Colorigh and wife, Billie Colorigh, by Warranty Deed dated October 3, 1986, of record in Book 7020, Pages 568-570, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3760 Old Clarksville Hwy, Joelton, Tennessee 37080.

TRACT 4 (Map-Parcel 021 00 0 011.00)

BEGINNING at an iron pin on the north margin of Old Clarksville Highway, the southwest corner of the 24.80 acre tract and the southeast corner of this lot; said iron pin being on the west side of driveway culvert on the bank; thence with the north margin of Old Clarksville Highway North 75 deg. West 125 feet to an iron stake set on north margin of road in shrub bush (pin set by others) same being the southwest corner of this lo and the southeast corner of the Smith lot; thence with the Smith east line N orth 7 deg. East 185 feet to an iron pin in Smith's northeast corner and the northwest corner of this lot; thence South 74 deg. East 125.0 feet to an iron pin by large fence post set by others (a corner in 24.80 acre tract); thence South 7 deg. West 185 feet, more or less, to an iron pin in the point of beginning, containing 0.53 acres more or less, according to a survey by Viking Survey Service dated May 10, 1979.

Being a portion of the same property conveyed to Landis Wayne Hicks from Freda Hackebeil Aita, Ruby Hackebeil Smith, Norman Thomas Field, Mamie Hackebeil Phelan, and Joseph Colorigh by Warranty Deed dated July 11, 1979, being Tract II of such Deed, of record in Book 5463, Pages 962-966, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Old Clarksville Pike, Joelton, Tennessee 37080.

TRACT 5 (Map-Parcel 021 00 0 012.00)

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Old Clarksville Pike 444 feet west from the southeast corner of a tract of land conveyed to the said Henry Hackeil from Joe Eggstien 10 feet east of a water maple; thence North 7° East 209 feet to a stake; thence North 87° West 209 feet to a stake; thence South 7° West 209 feet to the center of said Old Clarksville Pike; thence South 87° East with the center of said road to the beginning, containing 1 acres, more or less.

Being the same property conveyed to Landis W. Hicks from Norman Thomas Field and wife, Elizabeth Ann Field, by Warranty Deed dated August 3, 1981, of record in Book 5781, Pages 178-180, Register's Office for Davidson County, Tennessee.

This is improved property known as 3752 Old Clarksville Highway, Joelton, Tennessee 37080.

TRACT 6 (Map-Parcel 021 00 0 013.00)

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the north margin of Old Clarksville Highway on the east side of a Power Pole, same being the southeast corner of this property and the southwest corner of the Hicks property; thence with the north margin of Highway North 73 deg. 32 min. west 650 feet to an iron pin on the north margin of Highway and on the west side of driveway culvert entering property conveyed to Chrisle Hackebeil Field of record in Book 1272, page 299, being the southwest corner of this tract and the southeast corner of Parcel 11; thence leaving the road North 7 deg. east 185 feet plus or minus to an iron pin by a large post (the northeast corner of Parcel 11); thence North 2 deg. 45 min. east (steel post set on line) 1494.0 feet to an iron pin on the south side of Old fence line; thence with old fence line and fence row South 86 deg. East a total distance of 617.0 feet to an iron pin in the northeast corner of this tract; thence South 2 Deg. 42 Min. west with old fence and frees (passing McDowell S.W. corner iron pin; thence a concrete monument in Smith's southwest corner at 743.0 feet; thence Hicks northwest corner iron pin at 1441 feet, plus or minus) for a total distance of 1817.03 feet to an iron pin at the point of beginning, containing 24.80 acres more or less, according to a survey by Viking Survey Service dated May 10, 1979.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that part of the property conveyed to Christle Hackebeil Field by deed of record in Book 1272, page 299 described as follows:

BEGINNING at a point in the old Clarksville Pike 444 feet west from the southeast corner of a tract of land conveyed to the said Henry Hackebeil from Joe Eggstien and A.M. Eggstien; 10 feet east of a water maple thence north 7 deg. east 209 feet to a stake thence north 87 deg. west 209 feet to a stake; thence south 7 deg. west 209 feet to the center of said Old Clarksville Pike; thence south 87 deg. east with the center of said road to the beginning, containing 1 acre more or less.

Being a portion of the same property conveyed to Landis Wayne Hicks from Freda Hackebeil Aita, Ruby Hackebeil Smith, Norman Thomas Field, Mamie Hackebeil Phelan, and Joseph Colorigh by Warranty Deed dated July 11, 1979, being Tract I of such Deed, of record in Book 5463, Pages 962-966, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3736 Old Clarksville Highway, Joelton, Tennessee 37080.

TRACT 7 (Map-Parcel 021 00 0 225.00)

Being in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of the Clarksville Pike with iron pin pointers on the southwest side of said Pike, and in the center of a private road, said point in pike being J.C. Chambliss' northeast corner; thence with said Pike, south 75-3/4° East 18.44 poles to the center of said pike, and center of an iron culvert, thence south 19-1/2° west 30.20 poles to an iron pin in right of way line of State Highway; thence north 64-1/2° west 18.44 poles to an iron pin in the center of said private road, and J.C. Chambliss' southeast boundary line; thence with the center of said road and said boundary line, north 19-1/2° east 26.64 poles to the point of beginning, containing 3.27 acres, more or less.

Being a portion of the same property conveyed to Landis W. Hicks from Regions Bank, Executor of the Estate of Annette B. Hicks, Davidson County Probate Case No. 15P-1349, by Executor's Quitclaim Deed dated March 26, 2018, being Tract 2 of such Deed, of record in Instrument No. 20180329-0029751, Register's Office for Davidson County, Tennessee.

This is improved property known as 6330 Clarksville Pike, Joelton, Tennessee 37080.

<u>TRACT 8</u> (Map-Parcel 021 00 0 268.00)

Being the major portion of the Leroy Putman (deceased) and Thelma Belle Putman property, located in the 14th Civil District of Davidson County, Tennessee, more particularly described, according to a survey by John B. Bates, Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee 37072, dated 17 November, 1976, as follows:

Beginning at an iron stake and telephone pole in the northerly margin of Old Clarksville Pike, being the SE corner of the portion of this tract fronting on Old Clarksville Pike and the SW corner of Smith's one-acre lot; thence N 12° E 189.0 feet to an iron stake and power pole, the NW corner of Smith's lot; thence S 74° E 334.0 feet (passing Smith's NE corner at 209.0 feet, marked by an iron pin) to an iron stake and power pole, the most easterly SE corner of this tract; thence N 2° 45' E (along a line marked by a steel post) 1494.0 feet to an iron pin in an old fence row line, the NE corner of this tract; thence N 87° 15' W (generally with an old fence line and tree line) 954.0 feet to an iron pin and corner fence post, the NW corner of this tract; thence S 3° 30' W (with a fence line) 595.50 feet to an iron pin in a fence line; thence leaving the fence line along a newly-surveyed line S 75° 30' E 150.0 feet to an iron pin; thence S 3° 30' W 875.0 feet to an iron pin in the northerly margin of Old Clarksville Pike; thence with the northerly margin of Old Clarksville Pike, being the SW corner of the portion of this tract fronting on Old Clarksville Pike; thence with the northerly margin of Old Clarksville Pike S 75° 30' E 475.0 feet to the beginning, containing 30.30 acres, more or less.

Being the same property conveyed to Landis W. Hicks from Thelma Belle Putnam by Installment Deed dated December 6, 1976, of record in Book 5095, Pages 317-320, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Clarksville Pike, Joelton, Tennessee 37080.

TRACT 9 (Map-Parcel 028 00 0 104.00)

Land in the 14th Civil District of Davidson County, Tennessee, and being Tract No. 11 on the Plan of Paul L. Hicks property, not of record, and shown on a survey by Harold H. Cole, dated May 2, 1972, as follows:

Beginning at a point in the center of Marrowbone Lake Road, the common corner of Lots 10 and 11; thence along the common boundary between said Lots 10 and 11, South 88° 30' East 2,398.7 feet to a point, the common corner of Lots 11 and 12; thence along the common boundary between said Lots 11 and 12, North 88° 30' West 1,379.2 feet to a point; thence South 78° 45' West 400.0 feet to a point in the center of said road; thence along the center of said road, South 11° 56' West 60.5 feet; South 60° 01' West 129 feet; South 88° 30' West 347.0 feet; thence South 52° West 308.8 feet to the point of beginning, containing 21.42 acres, more or less.

Being a portion of the same property conveyed to Landis W. Hicks from Regions Bank, Executor of the Estate of Annette B. Hicks, Davidson County Probate Case No. 15P-1349, by Executor's Quitclaim Deed dated March 26, 2018, being Tract 3 of such Deed, of record in Instrument No. 20180329-0029751, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Marrowbone Lake Road, Joelton, Tennessee 37080.

TRACT 10 (Map-Parcel 021 00 0 009.00)

Land in the 14th Civil District of Davidson County, Tennessee, being a tract of 3.01 acres, more or less, fronting 150 feet on the northerly margin of Old Clarksville Pike and running back between parallel lines 875 feet.

Being the same property conveyed to Landis Wayne Hicks from Andrew G. Putman, individually and as Personal Representative, and the beneficiaries of the Estate of Thelma Belle Putman, Davidson County Probate Case No. 98423, by Warranty Deed dated February 26, 1992, of record in Book 8599, Pages 953-963, Register's Office for Davidson County, Tennessee.

This is improved property known as 3828 Old Clarksville Pike, Joelton, Tennessee 37080.

5. A Petition for Intestate Administration opening the Estate of **LANDIS WAYNE HICKS** was filed in the Seventh Circuit Court of Davidson County, Tennessee, on August 15, 2024, as Docket No. 24P1684.

6. The sole heir of **LANDIS WAYNE HICKS**, according to the Tennessee laws of intestacy, is his wife, whose name is **NHUNG HICKS**. To my knowledge, **LANDIS WAYNE HICKS** did not have any children.

7. Upon his death, according to the Tennessee laws of intestacy, **LANDIS WAYNE HICKS**'s interest in this property vested in his wife, **NHUNG HICKS**. As a result, **NHUNG HICKS** is the sole owner of the Property.

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 a beneficiary.

SESTO E. VECCHI, Affiant

U.S. Consulate General
Ho Chi Minh City
Socialist Republic of Vietnam)
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SESTO E. VECCHI**, the within named bargainor, 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.

WITNESS my hand, at office, this 25 FEB 2025 day of 25 FEB 2025, 2025.

Notary Public

MONICA PERALES COLLINGTON
Notarizing Officer
U.S. Consulate General
Ho Chi Minh City, Vietnam

My commission expires: INDEFINITE

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 25, 2025.

March 4, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of March, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026