Karen Johnson Davidson County
Batch# 1258200 AFFIDAVITH
04/11/2025 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250411-0027584

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Giles
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	The actual consideration for this transfer is: $0.00. Bobbye Owens AFFIANT Subscribed and sworn to before me, this 7 day of April 2025. Angela Gibson NOTARY PUBLIC My Commission Expires: 01/29/2028
An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.	

ANGELA GIBSON STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Address New Owner:	Send Tax Bills To:	Tax Information:
Gloria D. Martin, Marie M. Duncan, and Henry C. Martin 906 25th Avenue Seattle, WA 98122	New Owner	08207048600

AFFIDAVIT OF HEIRSHIP

1. My name is **Bobbye Owens** ("Affiant"). I currently reside in Giles County, state of Tennessee. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. Margaret Ann Olds Huff (hereinafter "Decedent") was my sister.

3. Decedent died on March 21, 2011, as a resident of Davidson County, Tennessee. Her intestate estate is being administered under docket no. 22P623 in the Seventh Circuit Court for Davidson, County, Tennessee.

4. At the time of her passing, Decedent owned real property located at **623 N. 5th Street, Nashville, TN 37207** (the "Property"). The Property is more fully and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Arrington Heights Section 3, as of record in Book 3300, page 99, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of North Fifth Street, at the corner of Lots 7 and 8; thence with the line between said lots, easterly 73 feet to a point, a corner of Lot No. 6; thence with the line between Lots 6 and 8, southeasterly 217.4 feet to a point in the north line of Lot No. 9; thence with the line between Lots 8 and 9, northwesterly 280 feet to the easterly margin of North Fifth Street; thence with the margin of the same, northerly 52.1 feet to the point of beginning.

Being the same property conveyed to George A. Huff, Sr. and wife, Margaret Olds Huff, by feed from H. & W. Builders, Inc., of record in Book 3577, page 131 said Register's Office for Davidson County, Tennessee.

The said George A. Huff, Sr. died on January 24, 1977, leaving Margaret Olds Huff as surviving tenant, as evidenced by Affidavit of Heirship of record in Book 5345, page 648, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of her death.

6. Decedent was survived by three children, Gloria D. Martin, Marie M. Duncan and Henry C. Martin. Decedent had no other children, born-to or adopted by her, during her lifetime.

7. Therefore, Decedent's interest in the Property vested in fee simple absolute in Gloria D. Martin, Marie M. Duncan and Henry C. Martin, her sole heirs-at-law, immediately upon her death, pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the names of **GLORIA D. MARTIN, MARIE M. DUNCAN, AND HENRY C. MARTIN, AS TENANTS IN COMMON.**

FURTHER AFFIANT SAYETH NOT.

SWORN this 7 day of April 2025.

Bobbye Owens

Bobbye Owens, Affiant

STATE OF TENNESSEE)
COUNTY OF Giles)

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

Sworn to and subscribed before me, the undersigned Notary Public, this 7 day of April 2025.

Angela Gibson

NOTARY PUBLIC
My commission expires: 01/29/28

ANGELA GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 7, 2025.

J. Carlton Drumwright

April 7, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 7, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY