New Owners:
Helen Waller, et al
108 Country Club Drive
Hendersonville, Tennessee 37075

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

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

Map & Parcel: 096 06 0154.00

Space for Recorder's stamp

Karen Johnson
Batch # 1263053
04/22/2025 12 03 51 PM
Fees $22 00 Taxes $0 00

Davidson County
AFFIDAVITH
4 pgs

20250422-0030663

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned affiant, **JOHNNY ADAIR, Sr.**, a friend of the family for over forty (40) years, being familiar with the facts, being duly sworn, deposes and says:

MARY LOUISE WILSON, sometimes referred to as **MARY LOUISE DONNELL**, died on October 19, 2022, a resident of Hendersonville, Sumner County, Tennessee, and the owner of the following described real estate:

> BEING Lot No. 67 on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed unto Mary Lousie Donnell by that deed from Nancy Williams, dated October 10, 1979, of record

in Book 5512, Page 845, Register's Office for Davidson County, Tennessee.

This is the improved property located at 2916 Ironwood Drive, Nashville, Tennessee 37214.

(hereinafter the "Property")

MARY LOUISE WILSON died a widow with no spouse surviving, survived by her six (6) heirs at law, to wit: her daughter, **JUDY BALLARD**; her daughter, **HELEN WALLER**; her grandchildren, **FRANK DONNELL, JR., KAYLEE DONELL, and JESSICA DONNELL**, the three (3) children and issue of her predeceased son, Frank Donnell, Sr., who died August 17, 2022 (Frank Donnell, Sr. had no other children who predeceased him and was survived by issue); and her grandson, **MICHAEL DONNELL**, the son and sole issue of her predeceased daughter, Teresa Jackson, who died October 22, 1989 (Teresa Jackson had no other children who predeceased her and was survived by issue). **MARY LOUISE WILSON** had no other children who predeceased her and was survived by issue.

Upon the death of **MARY LOUISE WILSON**, title, and ownership in the Property vested as follows: one-fourth ($1/4^{th}$) unto **JUDY BALLARD**; one-fourth ($1/4^{th}$) unto **HELEN WALLER**; one-twelfth ($1/12^{th}$) unto **FRANK DONNELL, JR.**; one-twelfth ($1/12^{th}$) unto **KAYLEE DONNELL**; one-twelfth ($1/12^{th}$) unto **JESSICA DONNELL**; and one-fourth ($1/4^{th}$) unto **MICHAEL DONNELL**.

MARY LOUISE WILSON left a writing purporting to be a Last Will and Testament dated June 11, 2009 which, under its terms, would devise the Property to **HELEN WALLER**. Said Last Will did not contain a self-proving affidavit, and the witnesses are unknown, and as such, said Last Will will not be offered to probate. **HELEN WALLER** joins in on this Affidavit to confirm the accuracy of the information contained herein and to swear and affirm that such Last Will which would be for her benefit will not be offered for probate, and for all purposes **MARY LOUISE WILSON** died intestate.

[signatures on next two (2) pages]

Further Affiant saith not.

Johnny Adair Jr.

JOHNNY ADAIR, SR.
7820 Old Springfield Pike
Goodlettsville, Tennessee 37072

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 31 day of March 2025.

Ginger L. Ecton
NOTARY PUBLIC

My Commission Expires: 10-4-2027

GINGER L. ECTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 31 day of March 2025.

Ginger L. Ecton
NOTARY PUBLIC

My Commission Expires: 10-4-2027

GINGER L. ECTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Further Affiant saith not.

Helen Waller

HELEN WALLER
109 Country Club Drive
Hendersonville, Tennessee 37075

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 31 day of March 2025.

Ginger L. Ecton
NOTARY PUBLIC

GINGER L. ECTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10-4-2027

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Affiant, HELEN WALLER, 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 31 day of March 2025.

Ginger L. Ecton
NOTARY PUBLIC

GINGER L. ECTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10-4-2027