AFFIDAVIT OF HEIRSHIP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Epps 223 MacFie Drive Madison, TN 37115	SAME	33-16 211

THIS INSTRUMENT WAS PREPARED BY

~~RONALD K. NEVIN, ATTORNEY~~
315 Deaderick Street
Suite 1550
Nashville, TN 37238
(615) 244-7708

Karen Johnson Davidson County
Batch # 1267411 AFFIDAVITH
05/01/2025 01:37:56 PM 1 pg
Fees: $12.00 Taxes: $0.00
20250501-0033789

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF March, 2025.

NOTARY PUBLIC
My Commission Expires: 09/08/2025

PAUL POLAND III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

AFFIDAVIT OF HEIRSHIP

Comes now the undersigned affiant, Jeffrey Taylor, first being duly sworn and deposed and states as follows:

That I was a longtime friend of Gwendolyn Druzal Epps since 1996, who died November 13, 2024. She had four children, Altonia Denise Epps, Ronald Christopher Epps, Tomaka Monique Epps and John Epps. She was the record owner of property located at 223 MacFie Drive, Madison, TN 37115, more particularly described as follows:

LAND being Lot No. 169-A on the Plan of Zone Lot Division of all lots of Phase One, Cedar Bluff Subdivision, of record in Plat Book 5200, page 610, as amended and revised in Plat Book 6250, page 827 and Plat Book 6250, page 836, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

SAID Lot No. 169-A fronts 42.53 feet on the westerly margin of MacFie Drive and extends back 145.71 feet on the southerly line and 146.50 feet on the northerly line to a line in the rear measuring 44.14 feet thereon.

BEING the same property conveyed to Gwendolyn D. Epps, unmarries, by Deed from Lisa Renfro Pyles, unmarries, Register's Office, Instrument # **20060925-0118376**. The said Gwendolyn D. Epps having died November 13, 2024.

FURTHER, affiants sayeth not.

JEFFREY TAYLOR

Sworn to and subscribed before me this 26th day of March, ~~2013.~~ 2025

NOTARY PUBLIC
My Commission Expires: 09/08/2025

PAUL POLAND III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025