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This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: Y-BR-24-3312-0

Karen Johnson Davidson County
Batch# 1273991 AFFIDAVITH
05/16/2025 08:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250516-0038556

AFFIDAVIT OF HEIRSHIP

I, Kenneth W. McKnight, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 1426 Huffine st., Nashville, TN 37216

2. That Affiant knew **Vivian T. Jenkins and Jamison Jenkins Jr.**, hereinafter referred to as Decedents, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 30 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 3312 Walton Lane, Nashville, Tennessee 37216. **See attached Ex. A for complete legal description.**

4. That Vivian T. Jenkins died **intestate** on August 8, 2010, and was at that time a resident of Davidson County, State of Tennessee.

5. That Jamison Jenkins Jr. died **intestate** on August 7, 2011, and was at that time a resident of Davidson County, State of Tennessee.

6. That Decedent, **Vivian T. Jenkins** was survived by the following persons:

   Surviving Spouse: Jamison Jenkins Jr. (Since deceased)

   Surviving Children (adopted, natural born, legitimate or illegitimate): Arnithea Dorcel Benson; Michael Allen Jenkins

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

7. That Decedent, **Jamison Jenkins, Jr.** was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): Arnithea Dorcel Benson; Michael Allen Jenkins

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

8. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

9. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

10. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

x Kenneth W. McKnight

Kenneth W. McKnight
print name

SUBSCRIBED AND SWORN TO before me this 13 day of May, 2025.

(seal)



NOTARY PUBLIC

My Commission Expires: 11/8/28

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Davidson County, Tennessee this 13 day of May , 2025.

(seal)



NOTARY PUBLIC

My Commission Expires: 11/8/28

EXHIBIT "A"

Tract 1: (As to Parcel 051-00-0-112.00)

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, surveyor, dated August 3, 1960, as follows:

Beginning at a point in the North margin of Walton Lane, 100 feet West of the front corner of the property herein described and the Cain Walton Property; thence North 3 degrees 30 minutes East 330 feet to a point; thence North 86 degrees West 365.5 feet to a point; thence South 3 degrees 20 minutes West 132.6 feet to a point; thence South 88 degrees East 212 feet to a point; thence South 2 degrees 15 minutes West 207 feet to a point in the North margin of an Old Country Road; thence South 86 degrees 30 minutes East 149 feet to the beginning.

Being a portion of the same property conveyed to Jamison Jenkins, Jr., and wife, Vivian Thelma Jenkins, by deed from M. H. Webb and wife, Ida Nell Webb of record in Book 3157, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vivian T. Jenkins by Quitclaim deed from Jamison Jenkins, Jr. of record in Book 7424, page 59, Register's Office for Davidson County, Tennessee, dated July 06, 1987 and recorded on December 11, 1987.

Being the same property conveyed to Jamison Jenkins, Jr. by Quitclaim Deed Creating a tenancy by the entirety deed from Vivian T. Jenkins of record in Book 11530, page 90, Register's Office for Davidson County, Tennessee, dated June 15, 1999 and recorded on June 16, 1999. (Value or consideration shown in aforementioned deed $0.00.)

Vivian T. Jenkins died August 07, 2010, leaving Jamison Jenkins Jr. as the surviving tenant by the entirety.

Jamison Jenkins, Jr. died intestate on August 8, 2011. Affidavit of Heirship states that he was survived by his children, Arnithea Dorcel Benson and Michael Allen Jenkins, as recorded in Instrument No. 20120824-0076420, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia E. Smith, Trustee by Quitclaim Deed from Michael Allen Jenkins and Arnithea Dorcel Benson of record in Instrument No. 20120824-0076421, Register's Office for Davidson County, Tennessee, dated August 20, 2012 and recorded on August 24, 2012 and within the same deed the said Patricia E. Smith, Trustee conveyed his interest in the subject property to Michael Allen Jenkins and Arnithea Dorcel Benson, as joint tenants with rights of survivorship (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3312 Walton Lane Nashville, Tennessee 37216.

Tract 2: (As to Parcel 051-13-0-016.00)

Land in Davidson County, Tennessee, being a Reserve Parcel on the Plan of Revised Plat, Subdivision of Jenkins Tract of record in Plat Book 6200, Page 225, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that property conveyed in Book 6446, Page 822, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Vassel Tillery and Vivian Jenkins, as tenants in common by Warranty deed from Dorris B. Boyd, an unmarried woman of record in Book 5077, page 286, Register's Office for Davidson County, Tennessee, dated October 12, 1976 and recorded on October 12, 1976. (Value or consideration shown in aforementioned deed $4,200.00.)

Being a portion of the same property conveyed to Vivian Jenkins and Michael A. Jenkins, as tenants in common by Warranty deed from Vassel Tillery and Vivian Jenkins of record in Book 6308, page 985, Register's Office for Davidson County , Tennessee, dated June 04, 1984 and recorded on June 05, 1984.

Vivian T. Jenkins died intestate on August 07, 2010, She was survived by her husband, Jamison Jenkins, Jr.

Jamison Jenkins, Jr. died intestate on August 8, 2011. Affidavit of Heirship states that he was survived by his children, Arnithea Dorcel Benson and Michael Allen Jenkins, as recorded in Instrument Nos. 20120824-0076420.

Map and Parcel:
051-00-0-112.00
051-13-0-016.00

Certificate of Authenticity

I, Melissa Goetz, 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 05-13-2025.

Date

Affiant Signature

05-15-2025
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-28
Date

Notary's Seal (if on paper)