This instrument prepared by:
NOTESTINE LAW FIRM
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Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 1274420 AFFIDAVITH
05/19/2025 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250519-0039107

AFFIDAVIT OF HEIRSHIP

State of Tennessee }
County of Davidson }

The undersigned, Affiant, Larry C. Felts, being first duly sworn, deposes and states, under oath as follows:

A. Waldine J. Davids owned ½ interest in a certain parcel of real property described as and located at

1. 6115 Charlotte Pike, Nashville, TN 37209 (the Property).

B. Waldine J. Davids has since died on January 29, 2024. She was predeceased by her husband, Carl Robert Davids, her daughter Judy Mason, son Jerry Davids, her grandson Dale Davids, brother Don Jordan Jr, and sister Dorothy Jordan Green.

C. Waldine J. Davids died testate. Her heirs being her daughter, Diane Davids, her grandsons Steve Slater and Bryan Slater, and her granddaughter Sherrie Davids.

D. Upon the death of Waldine J. Davids, the interest in the below described real property was vested in her daughter, Diane Davids, her grandsons Steve Slater and Bryan Slater, and her granddaughter Sherrie Davids, as her heirs at law.

E. The property in Davidson County, in which Waldine J. Davids owned ½ interest, is further described as:

Being a portion of Lot 2 of the Mini/USA Ventures, Inc. Subdivision of record in Book 9700, page 548, Register's Office for Davidson County. Tennessee, also being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Charlotte Pike (U.S. HWY 70) and on the east by R.D.R., L.P. property (and being a part of tax map 91-13, parcel 318), and being shown as Part of Tract 1 (1A) on and more particularly described according to a survey attached hereto as Exhibit "B" dated November 20, 1997, prepared by Erly J. Thornton, Jr., RLS No. 1123, Thornton & Associates, Inc., 1614 Haynes Meade Circle, NAshville, TN 37207, as follows:

Beginning at an iron pin set in the southerly margin of Charlotte Pike, 175 feet more or less from the center line of Balmy Avenue:

thence, S 15° 21' 49" E 161.28 feet to an iron pin;

thence, S 03° 21' 08" W 74.97 feet to a point;

thence, S 77° 34' 48" w 93.14 feet to a point;

thence, N 03° 21' 08" E 17.18 feet to a point;

thence, N 11° 36' 54" E 52.09 feet to an iron pin;

thence, N 72° 20' 22" E 10.54 feet to an iron pin;

thence, N 15° 21' 49" W 160.33 feet to an iron pin in the southerly margin of Charlotte Pike;

thence, with said margin N 71° 38' 14" E 77.50 feet to an iron pin, the point of beginning, containing 0.426 acres or 18,574 square feet, more or less.

Being a part of the same property conveyed to Charlotte Mini, L.P., a Texas limited partnership by deed from R.D.R., L.P., a Tennessee limited partnership of record in Book 10768, page 527, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. **Metro taxes for 1998, a lien, but not yet due and payable.**
2. **Restrictions in deed from John H. Cowden, widower, to Leslie A. Karnes, and wife, dated June 7, 1952, filed for record June 9, 1952, in Book 2084, page 564, as follows: "This lot is restricted to the building of a five room house of good material and well finished of like value of adjoining houses."**
3. **Restrictive covenants contained in the deed from John B. Cowden to Boye Lee Barnes and wife, dated February 15, 1955, filed for record March 8, 1955, in Book 2345, page 404, as follows: "This lot is restricted**

to one residence of not less than four rooms in keeping with surrounding houses."

4. **Matters shown on the plan of Mini/USA Ventures, Inc. Subdivision, of record graveyards, with all rights of ingress and egress thereto, if any. in book 9700, page 548, REgister's Office for Davidson county, Tennessee.**
5. **Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto, if any.**

F. The Affiant had known Waldine J. Davids for over 20 years as Neighbor (relation).

G. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

Further the Affiant Saith Not.

Larry Felts
Affiant Signature

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Larry Felts on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 16th day of May, 2025.

Notary Public

My Commission Expires: 03/20/2028

CHRISTOPHER D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robert J. Notestine III, 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 May 16, 2025.

AFFIANT SIGNATURE

May 19, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 19 day of May, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

