NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Trey Wilson, Cedrick Wilson, and Dana L. Nero	Same	070 06 0 055.00
4217 Eatons Creek Rd		
Nolensville, TN 37218		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is improved property known as: **2730-B Tucker Rd., Nashville, Davidson County, Tennessee 37218**

AFFIDAVIT OF HEIRSHIP

The affiant, **MONICA BAUGH**, having been duly sworn according to law, deposes and says:

1. Jannie Nero owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, o wi:
>
> Land in Davidson County Tennessee, being Lot Number 4A on the plan of Section 1, St. Michaels Square of record in Book 6350, pate 725, and Book 5900, Page 488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Harold Nero and Jannie Nero from Household Financial Center, Inc., by special warranty deed of record as instrument #20081110-0111554 in the Register's Office for Davidson County, TN.

Karen Johnson
Batch # 1277295
05/23/2025 02.46 27 PM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVITH
2 pgs

20250523-0040967

This is the same description as in the previous deed of record.

This is improved property known as: **2730-B Tucker Rd., Nashville, TN 37218.**

2. **HAROLD NERO and JANNIE NERO** were husband and wife. They owned 2730-B Tucker Rd., Nashville, TN, as Husband and Wife.

4. **HAROLD NERO** died intestate on 04/02/2015.

3. **JANNIE NERO** died intestate on 12/11/2016. Her sole heirs at law were her two children, **Dana Nero and Jane L. Wilson.**

4. **JANE L. WILSON** died intestate on 07/18/2019. Her sole heirs at law are her two children, **Trey Wilson and Cedrick Wilson.**

5. **JANE L. WILSON** was not married when she died.

6. Further, affiant saith not.

MONICA BAUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 2025.

NOTARY PUBLIC:

My commission expires: 03-09-2027

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.