NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Trey Wilson and Cedrick Wilson	Same	069 02 0 072.00
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: **4217 Eatons Creek Rd., Nashville, Davidson County, Tennessee 37218**

AFFIDAVIT OF HEIRSHIP

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

1. Jane L. Wilson, 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:

LAND in Davidson County, Tennessee, being Lot No. 204 on the Plan of Enchanted Hills, Section 8, as shown on plat of record in Plat Book 4300, Page 99, in the Register's Office of Davidson County, Tennessee.

BEGINNING at a point in the South margin of Cato Road, the common front corner of Lots 203 and 204 on said Plan; thence South 235.0 feet to a point; thence East 250.99 feet to a point in the West side of Eaton's Creek Road; thence with the margin of said road North 197.58 feet to a concrete monument which is the beginning of a curve; thence around said curve 35.27 feet to a concrete monument; thence continuing along said curve a distance of 26.36 feet to a concrete monument in the South side of Cato Road; thence with the margin of said road Westerly 190.0 feet to the point of beginning.

BEING the same property conveyed to Harold Nero and wife, Jannie D. Nero, in Book 8405, Page 228 in the Register's Office of Davidson County, Tennessee. The said Harold Nero having predeceased wife, Jannie D. Nero. Jannie D. Nero having since died intestate, leaving her children Dana L. Nero and Jane L. Wilson as her sole heirs at law.

Karen Johnson Davidson County
Batch # 1277295 AFFIDAVITH
05/23/2025 02 46 27 PM 2 pgs
Fees $12 00 Taxes $0 00
20250523-0040968

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

This is improved property known as: **4217 Eatons Creek Rd., Nashville, Davidson County, Tennessee 37218.**

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

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

4. Further, affiant saith not.

Monica Baugh
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 23 day of May 2025.

NOTARY PUBLIC: Richard Hedgepath Jr

My commission expires: 03-09-2027

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