This Instrument Prepared By:
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1720 West End Avenue,
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Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1281535 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April 2025, personally appeared **Deborah Wilson**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Davidson County, Tennessee.

2. That Affiant is personally acquainted with **Mary Virginia Wilhoite**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a family friend.

3. At the time of Decedent's death, she was not married. That Decedent died on February 16th, 2025, and was at the time a resident of Davidson County, Tennessee;

4. That Decedent was survived by the following persons:

Cathryn Denise Armstrong **975 Culverson Court** **Clarksville, TN 37040**	**Daughter**
Daniel Lamont Bradford **225 Shute Lane** **Old Hickory, TN 37138**	**Son**

5. That at the time of the Decedents death, she owned certain property in Davidson County Tennessee, namely 113 Hart Lane, Nashville, Tennessee 37207 (*Parcel #06012005600*), and more particularly known as follows:

Being in the 12th Civil District of said County and State, described according to a survey made by Goe. W. Watkins, Surveyor, August 9, 1961, as follows:

Beginning at a point in the center of Hart Lane, 612.8 feet easterly from the intersection of the center line of said Hart Lane and the center of Dickerson Pike, said point being the southeast corner of the Bomar property of record in Book 2299, page 541, Register's Office for said County; thence with Bomar's line north 1 degree 25' east 225 feet; thence north 82 deg. 25' east 100 feet; thence south 1 deg. 25' west 225 feet to the center of Hart Lane, thence with same westwardly 100 feet to the beginning,

containing .46 of an acre. Included but excluded is the following property sold to Metro Government in Book 5606, page 169, Register's Office for Davidson County, Tennessee.

Permanent Right-of Way: Being a part of the property in the 12th Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, August 9, 1961, as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 55 and Parcel 56 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 0 deg. 13' East 10.03 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 84 deg. 26' 30" East 100 feet to a point on the common property line between Parcel 56 and Parcel 57; thence along said common property line South 0 deg. 13' West 10.03 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg. 26' 30" West 100 feet to the point of beginning and containing 1,003 square feet.

Being the same property conveyed to Mary V. Wilhoite by Quitclaim Deed from William Haymer of record in Instrument No. 20190621-0060336 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Hart Lane, Nashville, Tennessee 37207.

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of April 2025.

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at Davidson County, Tennessee this 17th day of April 2025.



My Commission Expires
May 9, 2026

NOTARY PUBLIC

My Commission Expires:

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 April 17, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 6-2-25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6-2-25

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

