PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELIZABETH@HAZARD.LAW
WWW.HAZARD.LAW

Karen Johnson Davidson County
Batch# 1281714 AFFIDAVITH
06/05/2025 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044288

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Reginald Dewayne Drake, Jr., et al. 211 Myrtle Street Nashville, TN 37206	Same	82-12-185

AFFIDAVIT OF HEIRSHIP

The undersigned affiant, Ronald Hendrix, after being duly sworn according to law and being of lawful age and resident of Davidson County, Nashville, Tennessee, pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 211 Myrtle Street, Nashville, TN 37206 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Tammy Doreen Southall ("Decedent") died on December 19, 2024, without leaving a last will and testament.

3. I, Ronald Hendrix, have known Decedent for twenty-nine (29) years.

4. Decedent is survived by her three (3) children, Shanta Renee Southall, Antoinette Darcele Drake, and Reginald Dewayne Drake, Jr. Pursuant to T.C.A. § 31-2-104, Shanta Renee Southall, Antoinette Darcele Drake, and Reginald Dewayne Drake, Jr. are Decedent's heirs-at-law.

5. Pursuant to T.C.A. § 31-2-103, upon Decedent's death all right, title, and interest of Decedent to the Property immediately vested by intestate succession to Shanta Renee Southall, Antoinette Darcele Drake, and Reginald Dewayne Drake, Jr., as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, June 3, 2025.

Ronald Hendrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Ronald Hendrix, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on June 3, 2025.

Notary Public

BRENDA CARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 64 on the Plat of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Tammy D. Southall from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, by deed of record in Book 10705, Page 792, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 211 Myrtle Street, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 June 3, 2025.

Affiant Signature

6/5/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 5, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028