Karen Johnson Davidson County
Batch# 1284785 AFFIDAVITH
06/16/2025 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046882

THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:

Map 52.16 Parcel 99

Melissa Dawn Bush
306 Lexington Lane
Clinton, TN 37716

Frank M. Scruggs, Jr.
3727 Old Clarksville Pike
Joelton, TN 37080

SEND TAX NOTICE TO:

Melissa Dawn Bush
Frank M. Scruggs, Jr.
306 Lexington Lane
Clinton, TN 37716

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, JUSTIN M. GILBERT, residing at 1650 Murfreesboro Road, Suite 130, Franklin, Tennessee 37067, Attorney for the Estate of Frank M. Scruggs, Sr., (deceased), being duly sworn, deposes and says:

Relationship of Affiant to Decedent

1. I have personal knowledge of the matters stated in this affidavit.

2. On January 23, 2024, Frank M. Scruggs, Sr. (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, he resided at 732 Evergreen Trail, Madison, TN 37115.

4. Decedent died intestate.

5. At the time of his/her death, Frank M. Scruggs, Sr., owned a 100% interest in the following described property:

Land in Davidson County, Tennessee, being Lot No. 46, Section 4, on the Plan of Marlin Meadows Subdivision, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot No. 46 fronts 100 feet on the northerly side of Evergreen Trail and runs back between lines, 259.9 feet on the westerly line and 361.2 feet on the easterly line, to a dead line in the rear, measuring 142.9 feet thereon.

Being the same property conveyed to Frank M. Scruggs from Marion D. Martindale and wife, Opal E. Martindale, by Warranty Deed, on May 5, 1967, and recorded on May 10, 1967, Register's Office for Davidson County, Tennessee, Book 4129, Page 596.

6. The Decedent was unmarried and was the father of two children: Melissa Dawn Bush and Frank M. Scruggs, Jr., both of whom survived him.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Melissa Dawn Bush – one half; Frank M. Scruggs, Jr. – one half.

This improved property known as **732 Evergreen Trail, Madison, TN 37115**.

Signed this 12th day of June 2025.

Justin M Gilbert
JUSTIN M. GILBERT, Affiant

State of Tennessee)

County of Williamson)

Signed and sworn (or affirmed) before me on June 13, 2025 by Justin M. Gilbert.
Affiant Name

Madelyn Stampley
Notary Public

(seal)

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/26/2025

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.

CERTIFICATE OF AUTHENTICITY

I, Justin M. Gilbert, do hereby make oath that I am 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 12, 2025.

Name: Justin Gilbert

Date: 06/13/2025

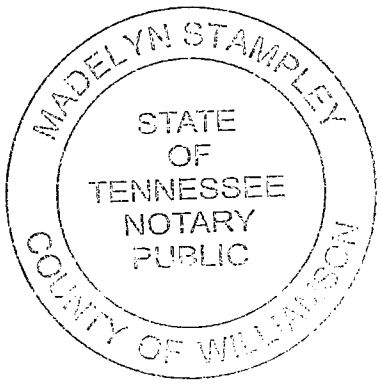
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on June 13, 2025.

Witness my hand and official seal.

[Seal]



Madelyn Stampley, Notary Public

My commission expires: 10/26/2025