THIS INSTRUMENT PREPARED BY:
Greater Nashville Title,
LLC 4603 Gallatin Pike,
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1287329 AFFIDAVITH
06/20/2025 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048290

AFFIDAVIT OF HEIRSHIP

On this 17 day of June, 2025, before me personally appeared **Stanley Marlow** (Affiant), 3200 Harbor Landing Nashville (address) being of at least 18 years of age, being first duly sworn, says that:

1. I was personally acquainted with **Ezekiel Marlow** (the "Decedent") during his lifetime. He died in the state of Tennessee on or about January 18, 2019, being approximately 88 years of age at the time of death.
2. Affiant's relationship to Decedent is that of Son.
3. Affiant personally knew the Decedent for 50 years.
4. The Decedent was a widower at the time of his death. His wife, Francis Christin Marlow, died on or about June 5, 2014.
5. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiant is fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:
   a) Surviving Children at Decedent's time of death: ***Billy Marlow, Charles Anthony Marlow, Dwight Marlow, Stanley Marlow, David Marlow, Ezekiel Marlow, Jr., Ricky Martin, LaTonya Kelly and Verna Tunia.***
6. This Affidavit is made in connection with the title to the following lands in Davidson County, Tennessee: *See attached Exhibit "A."*

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E. felony"

Stanley Marlow
Affiant Name

Stanley Marlow
Affiant Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of June, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
Property Description

Closing Date: **June 18, 2025**

Borrower(s): **Blue Mountain Investment Group**

Property Address: **1815 7th Avenue North, Nashville, TN 37208**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 424 on the North Nashville Real Estate Company's plan of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 424 fronts 50 feet on the westerly margin of Seventh Avenue, North, and runs back between parallel lines 86 feet on the northerly line and 139 feet, more or less, on the southerly line to the easterly margin of Interstate Route I-265, measuring 73 feet, more or less, thereon.

Being the same property conveyed to Ezekiel Marlow and wife, Frances C. Marlow, by Installment Deed from Aileen L. Simpson and husband, Albert L. Simpson, of record in Book 5601, page 628, Register's Office for Davidson County, Tennessee, dated May 10, 1980 and recorded on May 14, 1980.

The said Frances C. Marlow having died on or about June 5, 2014, vesting Ezekiel Marlow as surviving tenant by the entirety.

The said Ezekiel Marlow having died on or about January 18, 2019, survived by his children, Ezekiel Martin, Jr., David Marlow, Stanley Marlow, Dwight Marlow, Charles Anthony Marlow, Billy Marlow, and Ricky Martin. Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being real property known as 1815 7th Avenue North, Nashville TN 37208.

For record title, see deed recorded immediately prior hereto at Instrument No. _____ or Book _____ Page _____, Register's Office for

Davidson County, State of Tennessee.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, do hereby make 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 6.17.25.

Affiant Signature

6-17-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of June, 2025.

Notary Signature

My Commission Expires: 5.9.26

