PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

Karen Johnson Davidson County
Batch# 1290509 AFFIDAVITH
06/26/2025 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250626-0050443

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Vera Elsie Kuhlke Gardner, Jackson Armstrong Miller, and Anna Adair Miller 910 Benton Avenue Nashville, TN 37204	Same	105090 400.00

AFFIDAVIT OF HEIRSHIP

The undersigned affiant, **William T. Ramsey**, 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 swears 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 910 Benton Avenue Nashville, TN 37204 (the "Property"), which is more particularly described on the attached Exhibit A.

2. James Eaton Miller ("Decedent") died on September 27, 2024, without, to my knowledge, leaving a last will and testament. Decedent's intestate estate is being duly administered in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 25P405.

3. I have known Decedent since circa 1995.

4. Decedent is survived by his spouse, Vera Elsie Kuhlke Gardner, and his two (2) children, Jackson Armstrong Miller and Anna Adair Miller. Pursuant to T.C.A. § 31-2-104, Vera Elsie Kuhlke Gardner, Jackson Armstrong Miller and Anna Adair Miller 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 Vera Elsie Kuhlke Gardner, Jackson Armstrong Miller and Anna Adair Miller, 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 5, 2025.

Wm J Ramsey
WILLIAM T. RAMSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

William T. Ramsey, 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 5th, 2025.

Michelle Byerly
Notary Public

MICHELLE BYERLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

My Commission Expires: 5-3-2027

EXHIBIT A

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 44 on the Plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County. Said property fronts 50 feet on the Northerly margin of Benton Avenue, formerly Arthington Street, and extends back 250 feet on the Easterly line and 247 feet, more or less, on the Westerly line to the Southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to James E. Miller and wife, Denise Miller, by Quitclaim Deed of record in Instrument No. 20120411-0031038, Register's Office for Davidson County, Tennessee, and by Warranty Deed from William E. Harkey, married, of record in Instrument No. 20000825-0084084, Register's Office for Davidson County, Tennessee. Being part of the same property subsequently conveyed to James E. Miller from Denise Miller, by deed of record in Instrument No. 20150219-0014425, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 910 Benton Avenue Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Mariam N. Stockton, 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 5th, 2025.

Affiant Signature

June 5, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 05-03-2027

