PREPARED BY:
KEVIN JOHNSON
2529 ALLENWOOD DR.
NASHVILLE, TN 37207

AFFIDAVIT OF HEIRSHIP

as to

Aundra Snead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **25th** day of **June, 2025**, before me personally appeared **Mitchell M. Patterson** "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of **Davidson County**, residing at **1107 Wade Avenue, Nashville, Tennessee, 37203.**

That Affiant was personally acquainted for over 25 years with **Aundra Snead**, Decedent," during Decedent's lifetime and was familiar with Decedent's family history.

That Affiant acknowledges the Decedent was also known as Aundra Sneed.

That Affiant **acknowledges** the Decedent, Aundra Snead, acknowledged Aundra Sneed Swinger as his biological son.

That Decedent died on or about March 16, 2024 and that the Decedent's place of residence and homestead at the time of death, was as follows: **19 Garden Street, Nashville, TN 37210**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse,	**None**
Surviving Children	**Kenneth Aundra Snead DOB 6/11/1959** **Aundrea Denise Epps DOB 9/28/1964** **Andrea Denise Snead DOB 10/4/1964** **Aundra Sneed Swinger DOB 12/7/1965**
Deceased Children:	**None**
	Name
Surviving Parents:	**None**
	Name
Surviving Siblings:	**Unknown**
	Name
Deceased Siblings, or Adopted Children:	**None**
	Name

Karen Johnson Davidson County
Batch # 1291444 AFFIDAVITH
06/27/2025 03:06:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050962

Children of Deceased or Adopted Children: **None**

At the time of his passing, Decedent owned the following eight real properties in Davidson County, Tennessee.

#1: Property known as: 1107 WADE AVENUE, NASHVILLE, TENNESSEE 37203. (MAP & PARCEL: 10509013800) Being Lot No. 22 on the Map of the Bransford Realty Company's Re-Subdivision of the North part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for said County. Said Lot No. 22 fronts 40 feet on the Southerly side of Wade Street, formerly Wallace Avenue, and runs back between parallel lines, 150 feet to an alley. Being the same property conveyed to Aundra Sneed by Warranty Deed from J.W. McClure, a widower, of record in Book 7445, Page 227, Registers Office of Davidson County, Tennessee. Aundra Sneed being one in the same person as Aundra Snead.

#2 and 3: Property known as: 14 & 16 CANNON STREET, NASHVILLE, TENNESSEE 37210 (MAP & PARCELS: 09316003200 & 09316003300) Land in Davidson County, Tennessee, being Lot No. 197, 198 and 199 on the Plan of Maury and Claiborne's Addition to South Nashville, of record i n Book 21, Page. 84 and 85, Register's Office for said county, to which reference is made for a more complete description. Being the same property conveyed to Aundra Sneed by Warranty Deed from Lucille Woods, a widow, of record in Book 6544, Page 615, Registers Office of Davidson County, Tennessee. Aundra Sneed being one in the same person as Aundra Snead.

4: Property known as: 17 GARDEN STREET, NASHVILLE, TENNESSEE 37210. (MAP & PARCEL: 10504019800) BEING the easterly 37-1/2 feet of Lot No. 48 in John Trimbles National Hill Plan of Lots in South Nashville, of record in Book 21, Page 121, Register's Office for Davidson County, Tennessee. Page 3 of 10 SAID part of said lot fronts 37-1/2 feet on the south side of Garden Street and runs back between parallel lines, 120 feet to an alley. Being the same property conveyed to Aundra Snead by Warranty Deed from Jackie Hatcher and Benny Santiago, as joint tenants with right of survivorship, of record in Instrument No. 20050526-0059452, Registers Office of Davidson County, Tennessee.

5: Property known as: 19 GARDEN STREET, NASHVILLE, TENNESSEE. (MAP & PARCEL: 10504019900) Land in Davidson County, Tennessee, Being Lot No. 47 on Trimble's National Hill Plan, amended, as of record in Book 21 page 121, Register's Office for said County. Said Lot No. 47 fronts 50 feet on the South side of Garden Street and runs back between parallel lines 120 feet to an alley. Being the same property conveyed to Aundra Snead by Warranty Deed from Fronze W. Vanley, Lilly Pearl Vanley, Douglas L. Ridley a single person, Allen P. Ridley, Andrea Ridley, Hattie D. Stevens, Earl H. Stevens, Fannie M. Harris a single person, Novella Haddox and Freman Haddox, of record in Book 7750, Page 501, Registers office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed a life estate to Mildred S. Woodard from Aundra Snead, of record in Book 8494, Page 979, Registers Office of Davidson County, Tennessee. Said life estate terminated upon the death of the said Mildred S. Woodard on September 26, 2012, and the property vested solely in the name of Aundra Snead.

6: This is improved property known as: 25 GARDEN STREET, NASHVILLE, TENNESSEE 37210. (MAP & PARCEL: 10504020000) LAND in Davidson County, Tennessee, being the western half of Lot No. 46 in Trimble's Addition, a plan of which is recorded in Book 21, Page 12, said Register's Office. Said part of Lot No. 46 fronts 25 feet on Garden Street and runs back 120 feet to an alley. Page 4 of 10 Being the same property conveyed to Aundra Snead by Warranty Deed from Bud Properties, LLC, of record in Instrument No. 20090414-0033726, Registers Office of Davidson County, Tennessee.

7: This is unimproved property known as: 29 GARDEN STREET, NASHVILLE, TENNESSEE 37210. (MAP & PARCEL: 10504020200) Being the westerly 30 feet of Lot No. 45 of John Trimble's National Hill Plan, in Nashville, Tennessee, fronting 30 feet on the south side of Garden Street, running back between parallel lines, 120 feet to an alley. See plan in Book No. 21, page 121, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Aundra Snead by

Warranty Deed from Christena Scales, unmarried of Record Book 9486, Page 557, Registers Office of Davidson County, Tennessee.

8: This is unimproved property known as: 0 GARDEN STREET, NASHVILLE, TENNESSEE 37210. (MAP & PARCEL: 10504020100) Being part of Lot 46 Trimble Addition located on Garden Street and shown as Map 105-4, Parcel 201 of the Metropolitan Government of Nashville and Davidson County Property Maps, Field Book No. 14W 21430, also being 25 X 120 in size, more or less. Being the same property conveyed to Aundra Snead by Quitclaim Deed from Christena Scales, unmarried, of record in Book 9486, Page 554, Registers Office of Davidson County, Tennessee.

That all persons above named are at least eighteen (18) years of age, except:
Names(s) of Minor(s), if any: **None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That Decedent was not married at the time of his death and Decedent did not leave a will.

With the filing of this Affidavit, Aundra Sneed Swinger has interest, and should be vested in fee simple with the names of Kenneth Snead, Aundrea Epps and Andrea Snead as sole heirs-at-law and Tenants In Common to the aforementioned properties.

Further the Affiant sayeth not.

Mitchell M Patterson

Mitchell M. Patterson - Affiant

KEBBYN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and Sworn to before me this 25th day of June, 2025.

Kebbyn Johnson

Notary Public

My Commission Expires: 1/11/2026

Individual Notary Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mitchell M. Patterson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 25th date of June, 2025.

Kebbyn Johnson

Notary Public

My Commission Expires: 1/11/2026

KEBBYN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026