THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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Karen Johnson Davidson County
Batch# 1292106 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20250630-0051485

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Jeffrey Byram, being first duly sworn according to law, being of lawful age and a resident of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based on his personal knowledge and familiarity:

1. Abbie P. W. Glover (the "decedent") died intestate on March 11, 2024, a resident of Davidson County, Tennessee.

2. The decedent died without a surviving spouse.

3. The decedent never had or adopted any children.

4. The decedent's parents, Seth Thomas Peay, Sr. and Phoebe T. Peay, predeceased her. Seth Thomas Peay, Sr. died on October 3, 1973, and Phoebe T. Peay died on November 15, 1985.

5. The decedent had four siblings, Phoebe Davis, Lula P. Sullivan, James E. Peay and Seth T. Peay, Jr. James E. Peay died on January 7, 1968, without issue.

6. Seth T. Peay, Jr. died on February 22, 2003. Seth T. Peay, Jr. had two sons, James Michael Peay and Seth Thomas Peay III.

7. James Michael Peay died on September 14, 2021. James Michael Peay had two children, Kaitlyn Michelle Peay and Jacob Michael Peay.

8. Accordingly, the heirs-at-law are the decedent's sisters, Phoebe Davis and Lula Sullivan, the decedent's nephew, Seth Thomas Peay III, and the decedent's great niece and great nephew, Kaitlyn Michelle Peay and Jacob Michael Peay.

9. At the time of her death, the decedent owned real property known as 480 Manly Drive, Nashville, Tennessee 37215, also known as Davidson County tax map 146 16 0, parcel 101.00, and being more particularly described in the deed of record in Book 7649, Page 972 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

10. This affidavit will confirm the vesting of title to said real property located in Davidson County, Tennessee, after the death of Abbie P. W. Glover, in her heirs at law: Phoebe Davis, who is vested with a one-third interest, Lula P. Sullivan, who is vested with a one-third interest, Seth Thomas Peay III, who is vested with a one-sixth interest, Kaitlyn Michelle Peay, who is vested with a one-twelfth interest, and Jacob Michael Peay, who is vested with a one-twelfth interest, all of whom are tenants in common.

Further, affiant saith not.

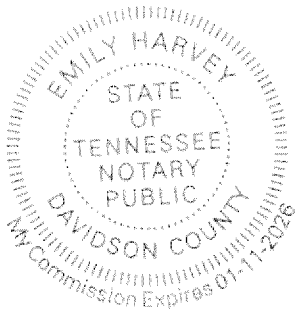
Dated this 30th day of June, 2025.

Jeffrey Byram

Subscribed and sworn to before me
this 30th day of June, 2025.

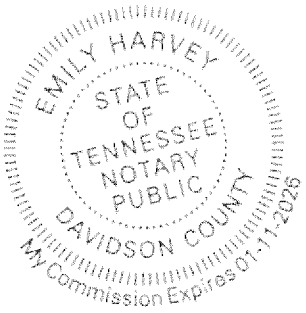
Notary Public

My Commission Expires: 01-11-26



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Jeffrey Byram, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Notary Public

My Commission Expires: 01-11-26

CERTIFICATE OF AUTHENTICITY

I, Emily Harvey, 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 **June 30, 2025**.

June 30, 3035
Date

Emily Harvey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **30th** day of **June**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

