Karen Johnson Davidson County
Batch # 1293597 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20250703-0052540

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Comes the affiant, Travenia A. Holden, being first duly sworn according to law, and being of lawful age and a resident of Lebanon, Wilson County, Tennessee and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Travenia A. Holden is the cousin of Jackie O. Jenkins (hereinafter referred to as "Decedent") and is familiar with Decedent's family history.

2. Decedent died testate on September 15, 2022, and was survived by his wife, Carlene Jenkins and his two (2) adult children, Don Odell Jenkins and Danah Marie Jenkins.

3. At the time of his death, Decedent co-owned real property (hereinafter referred to as "Real Property") located at 429 and 431 Revels Drive, Nashville, Davidson County, Tennessee 37207 with his sister, Juanita Polite. The Real Property is a duplex style residential building with two separate living units. Therefore, while there are two different mailing addresses for the Real Property, it is considered one singular property for the purposes of recording.

4. The Real Property is more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 64, Section One, Highland Trace Subdivision, as of record in Book 5200, page 580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by deed dated December 16, 1988 and recorded in Book 7730, Page 637, Office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to Jesse W. Jenkins by Cash Deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington D.C., as shown of record in Record Book 7809, Page 870-872, in Davidson County Register of Deeds, Tennessee dated March 28, 1989 and recorded on April 4, 1989.

5. The Real Property was lawfully owned by Decedent's brother, Jesse W. Jenkins, in fee simple. Jesse W. Jenkins died testate on January 22, 2007 leaving a Last Will and Testament dated January 8, 1987. The Last Will and Testament of Jesse W. Jenkins was admitted to Probate on March 13, 2007, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 07P439.

6. The Last Will and Testament of Jesse W. Jenkins devised all his property, real, personal and mixed, to his father, Clarence Jenkins, his mother, Frances C. Jenkins, his sister Juanita Polite, and his brother, the Decedent, in equal shares.

7. Clarence Jenkins predeceased Jesse W. Jenkins on June 27, 1994. Frances C. Jenkins predeceased Jesse W. Jenkins on June 27, 1995. Juanita Jenkins, Jesse W. Jenkins and Decedent were the only children born to Clarence Jenkins and Frances C. Jenkins. Upon the death of Jesse W. Jenkins, Decedent and his sister, Juanita Polite, each inherited a one half (1/2) interest in the Real Property as devised by the Last Will and Testament of Jesse W. Jenkins. At the time of his death, Jesse W. Jenkins had no spouse and no children.

8. Decedent died testate but a probate estate was never opened. Decedent's Last Will and Testament, dated August 18, 2006 is filed with the Davidson County Probate Court Clerk's Office, Docket No.: 25UP1. Decedent was not a recipient of TennCare. The Last Will and Testament of Jackie O. Jenkins devised all his property, real and personal, to his wife, Carlene C. Jenkins. Upon the death of Decedent, his wife, Carlene Jenkins, inherited the entirety of his interest in the Real Property as devised by the Last Will and Testament of Decedent.

9. This affidavit will confirm the vesting of title to the Real Property located at 429 and 431 Revels Drive, Nashville, Davidson County, Tennessee 37207. Carlene Jenkins has a one half (1/2) interest in the Real Property in fee simple and Juanita Polite has a one half (1/2) interest in the Real Property in fee simple.

10. There are no debts or encumbrances remaining which are or might become a lien on the said interest in the described Real Property.

Further Affiant saith not.

Dated this 26th day of June 2025.

TRAVENIA A. HOLDEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, TRAVENIA A. HOLDEN, personally known to me to be the person described in or who provided satisfactory evidence of her identification, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Subscribed and sworn to before me this 26th day of June, 2025.

NOTARY PUBLIC

My Commission expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON