This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1295501 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20250709-0054072

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July 2025, personally appeared **Melba Hunter**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Davidson County, Tennessee.

2. That Affiant is personally acquainted with **Erroll Groves, Sr.**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being his sister.

3. At the time of Decedent's death, he was married. That Decedent died on November 18th, 2020, and was at the time a resident of Davidson County, Tennessee;

4. That Decedent was survived by the following persons:

Gwendolyn Lee Groves **(Died: March 12th, 2025)** **1151 Cherbron Drive** **Nashville, TN 37207**	**Wife**
Erroll Groves, Jr. **1972 Needmore Road** **Old Hickory, TN 37138**	**Son**

5. That at the time of the Decedents death, he owned certain property in Davidson County Tennessee, namely 1151 Cherbron Drive, Nashville, Tennessee 37207 (*Parcel #04104002300*), and more particularly known as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Map of Dalemere Subdivision, Section I, of record in Book 2900, page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Erroll Groves by Warranty Deed from James Clayton Proffitt, Jr. and wife, Vonda J. Proffitt, of record in Instrument No. 20060627-0076951 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1151 Chebron Drive, Nashville, Tennessee 37207.

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

Melba G. Hunter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of July 2025.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELBA HUNTER**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 7th day of July 2025.

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: July 3, 2028

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 July 7, 2025

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 7-8-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 7-8-2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

