Karen Johnson Davidson County
Batch# 1298310 AFFIDAVITH
07/17/2025 07:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250717-0056323

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Derrick Eddings 2604 Sailboat Court Nashville, TN 37217	Same	135 16 036.00

Affidavit as to Heirs

(pursuant to TENN. CODE ANN. § 30-2-712)

I, Brian Crawford, swear or affirm that I am familiar with the family history of Evelyn Anita Eddings, deceased, who was the owner of a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being lot No. 568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank T. Nelson by Special Warranty Deed from Aurora Loan Services, of record in Instrument No. 20090320-0025220, as then conveyed to Frank T. Nelson and Evelyn Anita Edbins, as tenants by the entirety, by deed from Frank T. Nelson, of record in Instrument No. 20090320-0025221, Register's Office for Davidson County, Tennessee.

Evelyn Anita Edbins A/K/A Evelyn Anita Eddings.

This is improved property, known as: 2604 Sailboat Court, Nashville, TN 37217.

Title to the aforedescribed real property was vested in Frank T. Nelson and Evelyn Anita Eddings, as tenants by the entirety. Frank T. Nelson deceased on June 18, 2012, a resident of Tennessee. Evelyn Anita Eddings became the sole surviving tenant.

Evelyn Anita Eddings died on October 29, 2019. The decedent's place of residence and homestead at the time of death was 2604 Sailboat Court, Nashville, TN 37217.

Affiant further states that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	**Relationship to Decedent**
Derrick Eddings	Child

Affiant states that the decedent left no surviving spouse and no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

Brian Crawford

State of Tennessee
County of Sumner

On July 16, 2025, before me personally appeared Brian Crawford, Affiant herein, who is known by me or who proved to me on the basis of satisfactory evidence to be the person described in this instrument, and who executed the foregoing instrument and acknowledged that the facts contained therein are true and correct to the best of their knowledge, information, and belief.

HOPE MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 12/27/27

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 16, 2025.

Signature

7/16/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 16, 2025.

Notary's Signature
My Commission Expires: 4/22/26

DANA B. HENTSCHEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER