PREPARED BY:

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Karen Johnson Davidson County
Batch# 1298530 AFFIDAVITH
07/17/2025 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250717-0056592

New Owner Address:
Neil Bryant Koonce, Jr. and
Pamela Jean Koonce
10560 Leadenhall Gardens Way
Knoxville, TN 37922

Send Tax Bills To:
Same

Map-Parcel Number:
172-12-B-74

AFFIDAVIT OF HEIRSHIP

The undersigned affiant, **Gregory Buchanan**, after being duly sworn according to law and being of lawful age and resident of Rutherford County, College Grove, Tennessee, pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 2605 Call Hill Road, Nashville, TN 37211 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Neil Bryant Koonce ("Decedent") died on March 26, 2025, without leaving a last will and testament.

3. I, Gregory Buchanan, have known the Decedent for 20 years.

4. Decedent is survived by his children Neil Bryant Koonce, Jr. and Pamela Jean Koonce. Pursuant to T.C.A. § 31-2-104, Neil Bryant Koonce, Jr. and Pamela Jean Koonce are Decedent's heirs-at-law.

5. Pursuant to T.C.A. § 31-2-103, upon Decedent's death all right, title, and interest of Decedent to the Property immediately vested by intestate succession to Neil Bryant Koonce, Jr. and Pamela Jean Koonce, as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

WITNESS my hand on this day, July 17, 2025.

Gregory Buchanan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Gregory Buchanan, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on July 17, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

202507170056592

EXHIBIT A

Land in Davidson County, TN, being Lot No. 114 on the Plan of Section Five, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Neil B. Koonce and wife, Judy G. Koonce from Yazdian Construction, Inc. by deed of record in Book 8609, Page 873, Register's Office for Davidson County, Tennessee. Judy G. Koonce having subsequently died on December 12, 2017, and Neil B. Koonce having become the sole owner through rights of survivorship.

This is improved property commonly known as 2605 Call Hill Road, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 17, 2025.

Affiant Signature

7/17/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
July 17, 2025.

Notary Public

My Commission Expires: _____

